

KINGWOOD: A PLAN FOR PRESERVING RURAL CHARACTER THROUGH CONTROLLED DEVELOPMENT OF ROUTE 12

APPENDICES

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**KINGWOOD: A PLAN FOR PRESERVING RURAL
CHARACTER THROUGH CONTROLLED DEVELOPMENT OF
ROUTE 12**

APPENDIX A

ELEMENTS OF THE TRANSFER OF DEVELOPMENT RIGHTS PLAN ELEMENT

Appendix A: TDR Plan Element

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TDR Plan Element

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Introduction

Kingwood is a 36-square mile, rural town located in western Hunterdon County along the Delaware River. Sparsely built, Kingwood today is a primarily residential and agricultural community distinguished by open spaces and scenic views. Positioned in desirable Hunterdon County, and outside the Highlands growth boundary, the community anticipates growth pressure as the economy rebounds.

In order to address anticipated growth pressure, Kingwood Township engaged in a Re-Examination of its Master Plan in 2011, at which time the governing body issued a survey to gauge residents' priorities for growth and preservation. The survey showed that the community valued its rural and scenic character, and was particularly concerned about loss of that character along Route 12. State Route 12 serves as Kingwood's primary east-west corridor, connecting the town to the historic downtowns of Frenchtown and Flemington. The subsequent planning process resulted in two ordinances that would balance growth along the corridor, while also attempting to preserve the scenic character. The first ordinance was a Scenic Corridor Overlay along Route 12 that called for increased setbacks from the road, restricted some uses like supermarkets and auto related businesses, and reduced the potential size of building in certain areas. The second ordinance established the zoning to create an "Eastern Gateway Village Center" at the town's eastern end of Route 12. The intent of the village was to be a focus for future growth, while encouraging limited growth and preservation in surrounding areas.

In order to implement the balanced growth approach along Route 12, the Township of Kingwood hopes to implement a transfer of development rights (TDR) program to manage and target development and maintain the community's rural qualities.

Statutory Requirements

Implementing a transfer of development rights program requires a major planning initiative on the part of the participating municipality. Before any credits can transfer from landowner to developer, certain planning and implementation documents must be adopted. The State TDR Act requires at least the following:

Development Transfer Plan Element

This element of the municipal master plan provides the framework of the municipality's TDR program. This element must:

- Include an estimate of anticipated population and economic growth for the next 10 years
- Identify and describe all prospective sending and receiving zones
- Analyze how the anticipated population growth is to be accommodated in the municipality and in the receiving zones
- Include an estimate of existing and proposed infrastructure of the receiving zone
- Provide a procedure and method to transfer development rights from sending to receiving zones
- Provide explicit planning objectives and design standards to govern the review of applications for development in the receiving zone.

Capital Improvement Plan

The Capital Improvement Program must be adopted pursuant to the guidelines in the Municipal Land Use Law. With regard to transfer of development rights, it must also include the location and cost of all infrastructure for the receiving zone and a method of cost sharing if any portion of the costs are to be assessed against developers.

Utility Service Plan

The utility service plan element of the master plan specifically addresses providing necessary utility services within receiving zones within a specified period, so that no development using TDR is unreasonably delayed because infrastructure is not available.

Real Estate Market Analysis

The real estate market analysis examines the relationship between the development rights generated in the sending zone and the capacity of the receiving zone to accommodate the necessary development. The purpose of the analysis is to validate the transfer system proposed in the development transfer plan element prior to the adoption of the implementing ordinance. The Planning Board must hold a public meeting to discuss the completed Real Estate Market Analysis before the first reading of the TDR Ordinance.

Transfer Ordinance

The transfer ordinance implements the TDR program. It formally identifies the location of the sending and receiving zones, and creates administrative procedure for transferring credits. The transfer ordinance is the official law governing TDR in the municipality.

Plan Endorsement

A municipality must have received Initial Plan Endorsement from the State Planning Commission, or must have amended a current endorsed plan to include the TDR program.

Approvals:

A municipality must submit the documents outlined above to the County Planning Board, and when farmland is involved, to the County Agricultural Development Board, for review. That review will be based upon:

- Consistency with the county master plan.
- Whether the plan supports regional objectives for land preservation.
- Consistency with county population projections.
- Sufficiency of the receiving zone to accommodate the transferred development.

If the county comments disagree with the municipal plan, and they cannot resolve their differences with the municipality, then the Office for Planning Advocacy can make a final determination.

Periodic Review of Program:

The act establishes a system for monitoring the implementation of TDR programs. After the first three years following adoption of the TDR ordinance, the municipal planning board and governing body, must prepare an assessment of the TDR program and submit that to the county planning board, the Office for Planning Advocacy (now the Office for Planning Advocacy), and the County Agriculture Development Board, when farmland is involved. The assessment will look at the transfer of credits, current economic situation, capital improvement plan and the goals of the TDR plan.

The municipal planning board and governing body must prepare another assessment five years after adoption, and then every five years after that. If at least 25% of the development potential has not been transferred within five years, the program may be discontinued, unless the municipality can demonstrate reasons, pursuant to the legislation, as to why the development potential was not transferred.

Public Outreach

Public outreach is a critical component of any TDR process. The outreach conducted as part of the Together North Jersey local demonstration project constitutes only the beginning of the Township's engagement process. A steering committee comprised of governmental and elected representatives, business owners, residents, educators, youth, open space experts and transportation officials guided the project. In addition, a number of stakeholder, property owner, and resident engagement efforts were conducted during the local demonstration project timeline from November 2013 to May 2014 and are described below. Meetings were primarily held in the library of Kingwood Township Elementary School.

Kickoff Meeting

A kickoff meeting on November 11, 2013 convened nearly 20 project team members and stakeholders for background on the township's efforts to date, as well as an introduction to the local demonstration project. The kickoff meeting served as the first official convening of the steering committee. Participants discussed opportunities for public engagement and stressed the importance of the real estate market analysis to informing the TDR program and process.

February Steering Committee Meeting

Steering committee members convened on February 10, 2014 to review results of research and discuss content of and outreach for the open house. Steering committee members established that given the complexity of TDR, for the purposes of public engagement, the project should be framed in terms of the future development of Route 12. The project team presented takeaways from the build out analysis: the town could explore higher setback minimums along Route 12 in the proposed sending zone, while wetlands will present a major challenge in the proposed receiving zone. Project team members also presented the results of an overlay ordinance analysis, which revealed that while the Eastern Gateway Village Center Overlay ordinance is generally sufficient, there are opportunities for improvement that could make the proposed village a more cohesive place that relates to the corridor.

Open House

Approximately 65 Kingwood residents, steering committee members, project team members, and other members of the general public participated in an open house on February 20, 2014. Participants roved between various stations: an introduction to TDR station, a design scenarios station, and an online survey station. Residents conveyed their desire to maintain Kingwood's rural characteristics and suggested that they may be amenable to TDR if it can accomplish this. Should Kingwood experience additional growth and development, residents hope that the following challenges can be addressed through the planning process: change in community character, additional traffic and congestion, impact on schools, water and sewer facilities, and fear that a center will induce build out faster than sprawl.

Steering Committee Conference Calls

Steering committee conference calls were held on December 16, 2013, January 13, 2014, March 10, 2014, April 7, 2014 and May 19, 2014. The calls were primarily administrative in nature and allowed project team members to share periodic updates on research and analysis,

including findings from the build out analysis, design analysis, and draft early real estate market analysis.

General Public Survey

A general public survey was initially launched at the February open house but was edited and re-launched in mid-April. The survey featured a series of videos that allowed survey takers to become familiar with TDR and the project. Respondents answered questions regarding preservation priorities, desirable and undesirable uses along Route 12, and their vision for the future of Kingwood. The survey also featured a visual preference exercise; respondents were asked to rate their preference for a range of neighborhood and rural development types.

Student Survey

A student survey was launched in mid-April to engage middle school and high school students on the type of place they hope to live in after completing school or college. Students conveyed preference for less urban places, though expressed the desire for certain amenities, such as restaurants and places for entertainment. Respondents also offered their vision for the future of Route 12 and Kingwood.

Property Owner Meetings

On April 22, 2014 two meetings were held for property owners – one of proposed sending zone property owners, and one of proposed receiving zone property owners. The meetings served to introduce the project and the concept of TDR to those who would be most impacted by it. Property owners had the opportunity to ask questions about the implications of a TDR program on land uses and property values.

State Agency Meeting

A state agency meeting on May 29, 2014 convened project team members, steering committee members and state agency representatives to review the path forward for TDR implementation and adoption, discuss options for plan endorsement, and explore sources of funding and resource-sharing.

Engagement of Traditionally Disadvantaged Populations

Traditionally disadvantaged populations are considered to be those groups that have typically been marginalized from planning processes, such as low-income individuals and families, minority communities, limited English speakers, persons with disabilities, youth and the elderly. A demographic analysis revealed that there are few, if any, traditionally disadvantaged populations in the study area. Instead, project partners focused on youth engagement. Two Delaware Valley Regional High School students represented the student population on the steering committee for the duration of the project. An online student survey that yielded nearly 100 responses encouraged youth to think about planning issues in an accessible way.

Outreach Takeaways

Materials for each of these milestones can be found in Appendix E of the report entitled *Kingwood: The Development of Route 12*. Below are general, top-level takeaways from the outreach activities.

Residents value Kingwood's rural character while balancing the needs of the Township to develop. Trends indicate that Kingwood is expected to grow over the next thirty years, and while this growth cannot necessarily be stopped, residents would like to maintain the township's rural character. Youth also expressed their desire for Kingwood to maintain its farmland and open spaces.

There are mixed opinions on whether growth could be accommodated in the Eastern Gateway Village Center, Baptistown, or both. Residents recognize that the Eastern Gateway Village Center could accommodate growth, but fear that development in this area may increase traffic and congestion. Survey respondents deemed the business park area in the eastern portion of Route 12 as more appropriate to target future development than other places in Kingwood, like Baptistown or near Kingwood Elementary School. Residents recognize that development in Baptistown could help alleviate existing septic issues. However, there are limited opportunities for development intensification here. Further, residents are concerned that development in Baptistown will erode its small-town feel. Growth could be targeted in one area or another; or the township could create less dense village in Baptistown and a mixed-use center at the Eastern Gateway Village Center.

Route 12 may benefit from some improved design guidelines. Residents are displeased with unattractive buildings and signage, as well as the lack of landscaping along Route 12. Stakeholders are similarly displeased that Kingwood attracts auto businesses that do not comport with the township's rural character. Overall, this suggests that the corridor could benefit from more cohesive zoning and design standards that are foster an aesthetically pleasing sense of place.

Residents favor preservation of farmland and open space in other areas of Kingwood. Preservation of land in areas south of Route 12 also arises as a priority. There is a lot of unpreserved farmland throughout the township that remains susceptible to undesirable development.

If Kingwood is to grow, new development should reflect community desires. Towns like Frenchtown, Flemington and Lambertville were cited as places with an appealing village-style feel. Multifamily housing should be attractive and well-built. A new village center should include civic uses. There is mixed opinion on attracting additional commercial growth: some residents are interested in a regional, high-quality retail destination such as Trader Joe's, while others are concerned that this would create traffic, and instead are interested in commercial growth that is local and immediate to the surrounding area. Youth, similarly, would welcome a limited amount of additional amenities such as restaurants and a movie theater. Nevertheless, residents typically agree that they do not want to see highway sprawl types of development. Should there be increased commercial and industrial development, it should be well-screened from the Route 12 corridor.

There are mixed opinions about TDR, suggesting that residents need a better understanding of how TDR works and over what geography. Some residents believe

that use of TDR could induce change and build out faster than the status quo, while others prefer a targeted growth approach over the status quo growth pattern. Given the very limited extent of development over the past 20 years and lack of new development plans, some believe the notion of widespread development and sprawl may be exaggerated or unnecessary. Property owners are particularly concerned about the details of TDR, including the boundaries and credit allocations. Residents would like to stay abreast of any TDR initiatives and want to be involved in a greater public process.

Residents are interested in additional opportunities for biking along Route 12.

Kingwood is a heavily vehicle-dependent community. Nevertheless, adults and youth alike are interested in enhancements that can make biking a safe and viable travel option.

Population & Economic Projections

Kingwood is home to approximately 3,848 residents living in 1,400 households. Kingwood's population comprises just 3% of Hunterdon County's population. NJTPA projects that by 2040, Kingwood will have 5,230 residents and 1,850 households. Through 2040, Kingwood is expected to absorb approximately 15.5% of Hunterdon County's population growth. Meanwhile, employment is expected to double in Kingwood. The below table highlights expected growth in population, households and employment through 2040.

| Jurisdiction | Population | | Households | | Employment | |
|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | 2010 Population | 2040 Population | 2010 Households | 2040 Households | 2010 Employment | 2040 Employment |
| Kingwood Township | 3,850 | 5,230 | 1,450 | 1,850 | 820 | 1,650 |
| Hunterdon County | 127,400 | 147,100 | 47,200 | 52,800 | 49,600 | 78,300 |

Source: North Jersey Transportation Planning Agency

Based on 95% housing occupancy, the expected growth by 400 households will support at least 420 new housing units between 2010 and 2040.

The below table shows the number of building permits that have been issued between 2010 and 2013. Hunterdon has issued permits for 944 housing units during this timeframe.

| Year | Hunterdon County | | Kingwood Township | |
|-------|------------------------|-----------------------|------------------------|-----------------------|
| | Single Family Homes | Multi-Family Units | Single Family Homes | Multi-Family Units |
| 2010 | 194 | 81 | 11 | 0 |
| 2011 | 171 | 116 | 9 | 0 |
| 2012 | 100 | 81 | 10 | 0 |
| 2013 | 111 | 90 | 13 | 0 |
| Total | 944 | | 43 | |

Source: New Jersey Department of Labor

If this recent pace of development continues through 2040, over 7,000 new housing units would be added in the county, exceeding the NJTPA forecasts by 20%. Similarly, permits for 43 of these 944 housing units were issued for Kingwood during this timeframe. This pace, if extended through 2040, would provide for about 325 new units in the 30 year period, 23% less than the NJTPA forecast.

NJTPA forecasts may understate actual housing demand. The 2040 forecasts anticipate the average household size in Kingwood growing from 2.66 in 2010 (versus 2.68 for New Jersey as a whole) to 2.83 in 2040. If average household size remained at 2.66, then the population forecast for 2040 would support 540 incremental housing units through 2040, rather than the

420 supported by the NJTPA household growth forecast. These household forecasts also appear to be based on assumptions that the large single-family detached home currently being built in Kingwood will remain as the only housing type constructed during this period. If a portion of new housing development includes smaller unit types, like townhomes, then more new housing units would be needed to accommodate the population growth forecast.

In 2011, 839 jobs were based in Kingwood. When compared to the employment base of Hunterdon County as a whole, Kingwood's employment base is substantially concentrated in manufacturing and construction sectors. Translating this employment mix to space requirements, nearly 41% of current jobs require industrial space, 16% an office setting, and 11% retail space; in total, approximately 752,000 square feet of commercial and industrial space.

As Kingwood grows over the next thirty years, it is expected that the employment base would adjust to better reflect the county's employment base. Translating Hunterdon County's employment mix to space requirements, approximately 22% require industrial space, 31% an office setting, and 18% in retail space. Assuming that Kingwood's projected growth of 811 jobs through 2040 emulate the current county employment base mix, it is expected that the township will require nearly 400,000 square feet of new commercial and industrial space. Nearly 40% of this additional commercial and industrial space will be for office and retail uses.

Build-Out Analysis

Kingwood Township, at approximately 36 square miles, is a rural-suburban community largely consisting of agricultural and environmentally sensitive lands. Approximately 4,000 acres, or 18%, of the community is permanently preserved for agricultural, open space or environmental resource purposes. Another 28% of Kingwood's lands are already developed at or near zoning capacity. Much of the community's existing development takes the form of single family homes on medium sized lots (2 to 7 acre-lots), but there is also a range of small to large scale commercial development scattered along the Route 12 corridor. Accounting for the preserved and developed lands, that leaves approximately 12,300 acres, or 54% of Kingwood's land as undeveloped or under-developed (i.e. developed at such a low density that additional development can occur).

While some infill or redevelopment could occur, the community will most likely see a continuance of the "greenfield" development trend of single family homes sprawling sporadically throughout the community, and commercial properties of various types and sizes consuming the Route 12 corridor viewshed. In order to get a clear picture of the development possibilities in Kingwood, a build-out analysis was conducted of the community's undeveloped/underdeveloped land. For the purpose of this analysis, undeveloped and underdeveloped lands are those that exceed the zoning minimum lot size to the extent that additional development could be accommodated on the site.

In the rural residential (AR-2) areas outside of the Route 12 corridor, there remains over 10,000 acres of undeveloped or underdeveloped land that could yield about 1,000 single-family homes. That rural residential yield includes Kingwood's existing regulatory environmental constraint calculation that nets half of the constraints from the property prior to determining allowable residential yield. It further assumes that many of the developable properties are farms with at least one existing house, and thus subtracts one unit per property. This gross yield does not take into account a properties actual capacity to carry to construct buildings, roads and septic systems given environmental constraints, as that would require a more in depth lot by lot analysis.

The Route 12 corridor allows residential and commercial development in various commercial zones and residential zones. Approximately 1,000 acres of the Route 12 corridor is zoned AR-2, which could yield 109 residential units. In addition, lands in the various commercial

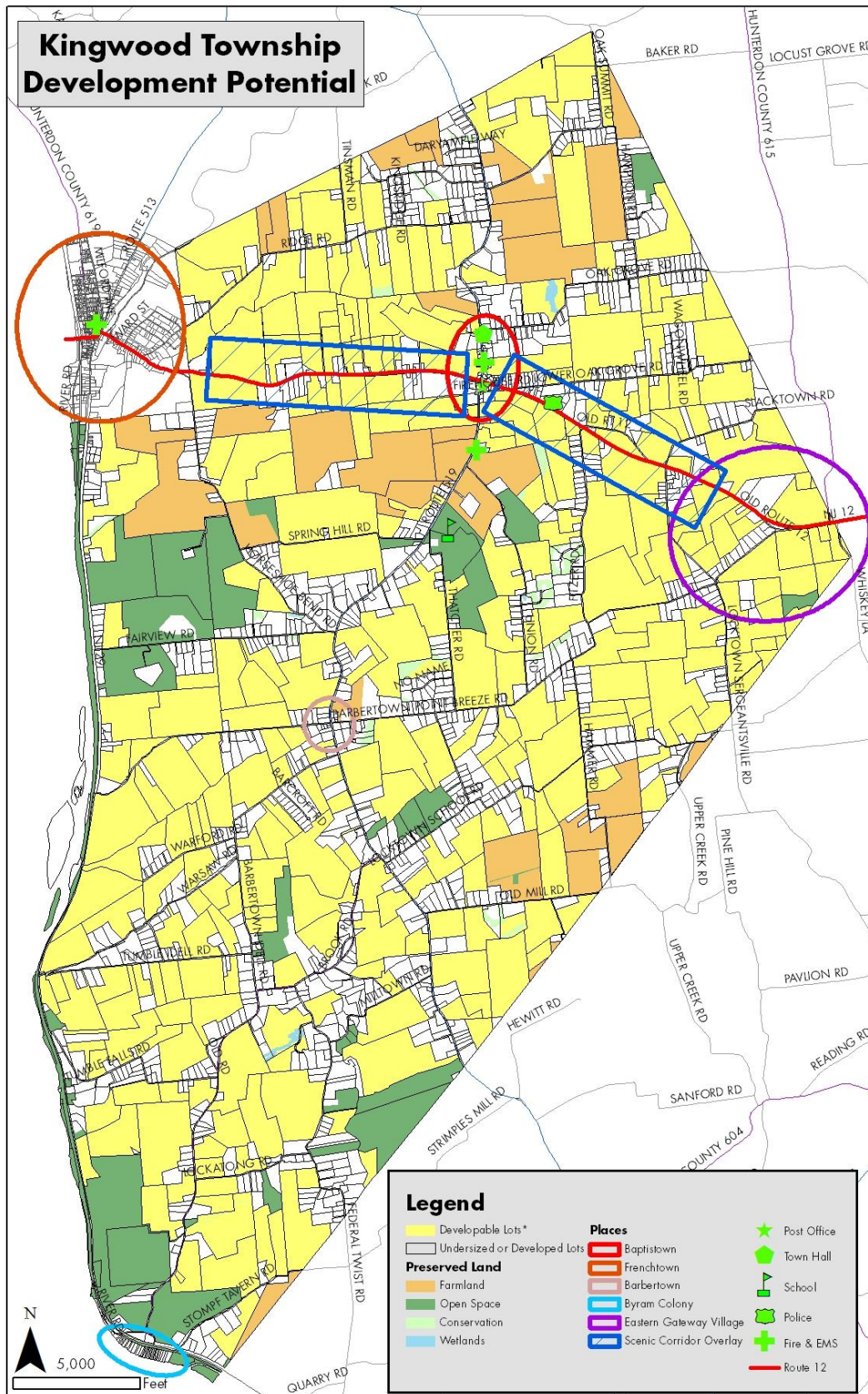
| Kingwood Development Potential | | | |
|--------------------------------------|---|---------------|-----------|
| | Rural Residential (outside Rt 12 Area) | Route 12 Area | Total |
| Acres of Undeveloped Land | 10,220 | 2,130 | 12,350 |
| Number of Residential Units | 1,008 | 184 | 1,192 |
| Square Feet of Commercial Floor Area | - | 5,173,424 | 5,173,424 |

| Kingwood Route 12 Gross Development Potential | | | | |
|---|--------------------------------------|--|---------------------------------------|-----------|
| | Route 12 Scenic Corridor (AR-2 Zone) | Route 12 Scenic Corridor (Commercial Zone**) | Route 12 Eastern Gateway Village Area | Total |
| Acres of Undeveloped Land | 1,000 | 800 | 330 | 2,130 |
| Number of Residential Units | 109 | 71 | 4 | 184 |
| Square Feet of Commercial Floor Area | - | 3,114,761 | 2,058,663 | 5,173,424 |

**In the Rt 12 Scenic Corridor Overlay Zone, commercially zoned properties can develop either residential or commercial.

zones under the Scenic Corridor Overlay zoning could develop either residential or commercial, which could yield up to an additional 71 homes or over 3 million square feet of commercial buildings. Finally, the Eastern Gateway Village Center area could develop 4 additional homes and over 2 million square feet of commercial under existing zoning. Ultimately, the goal of the TDR is to transfer some or all of the development potential from the scenic corridor portions of Route 12 to the Eastern Gateway Village Center.

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Planning Objectives

The Township of Kingwood plans to implement a TDR program along Route 12 in Kingwood in order to, as stated by the 2012 Land Use Plan Element update to the Master Plan, provide for “beneficial economic growth in a manner that prevents sprawl development patterns” and “maintain the Township’s rural character as perceived from the Route 12 corridor”. In particular, TDR could “serve to compensate landowners that are interested in retaining the productivity of their farmland” and reasonably plan for and accommodate the future growth of the township. TDR can further the goals of rural conservation, environmental protection, agricultural retention, and protection of the scenic attributes of Kingwood Township.

The Kingwood TDR program will advance the stated goals and objectives from the Master Plan:

- To establish conservative land use policies to preserve Kingwood Township’s rural, historic and agricultural character, and to protect the Township’s natural resources.
- To offer flexibility in development techniques which recognize new approaches and technologies responsive to evolving demographic and economic needs, and the Township’s natural resource and environmental protection objectives.
- To establish and maintain land use policies that permit controlled development at suitable locations and appropriate intensities, patterns and arrangements by discouraging the extension of growth-inducing infrastructure into rural areas.
- To establish development densities and intensities at levels consistent with the Township’s agricultural goals, the natural terrain, the estimated supply of groundwater resources and the ability of the soil to sustain on-lot sewage disposal systems while maintaining ground water quality.
- To develop low-density design options for development to maintain rural character, minimize new road construction and maintenance, minimize stormwater detriments, maximize ground water recharge, and minimize the threat of septic contamination to the ground water.
- To minimize conflicts between non-agricultural and agricultural uses by providing flexible development techniques for single-family, low-density housing, with options for preserving large portions of the property.
- To encourage commercial development that services the needs of this rural, agricultural community.
- To promote cooperation with neighboring municipalities in the region, particularly Frenchtown Borough and the Townships of Alexandria, Franklin and Delaware, to advance consistent development and open space goals, policies and plans.
- To protect sensitive environmental resources from destruction or degradation, including but not limited to steep slopes, ridgelines, trout streams, wetlands, stream corridors, potable water supplies, watersheds, aquifers, rivers, viewsheds, forests and other vegetation, soils, habitats of threatened and endangered species and unique natural systems.
- To relate the intensity of development, in areas relying on groundwater supplies and on-site sewage disposal, to conservative estimates of available water resources and

the ability of the soil and ground water to sustain on-lot disposal systems without degrading or impairing the water quality.

- To develop criteria for flexible zoning such as lot size averaging and large lots to protect and minimize encroachment of critical areas.
- To ensure long-term ground water quality and quantity through low density residential zoning.
- To provide for a proactive approach to physical design and community planning so that adjacent land uses function compatibly and harmoniously in terms of scale and location.
- To develop criteria for flexible zoning such as lot size averaging and large lots to protect and minimize encroachment of critical areas.
- To provide for a variety of housing types which respond to the needs of households of varying size, age, and income, persons with disabilities and emerging demographic characteristics.
- To encourage the preservation of agriculture through proactive planning where there are suitable conditions for the continued operation and maintenance of agricultural uses.
- To preserve large contiguous tracts of land to assure that agriculture remains a viable, permanent land use.
- To develop design criteria for development along arterial and collector streets so as to avoid strip residential frontage development and an uncontrolled number of driveway access points.
- To recognize that roadways are public lands that deserve aesthetic design consideration as well as efficient movement of vehicles, and to carefully plan the gateway entrances to the Township because they represent a visitor's first impression of the Township.
- To identify road standards which merit special consideration for rural areas.
- To encourage appropriate commercial uses for Kingwood Township such as local convenience commercial services in the villages and a few highway-related uses along Route 12 with low floor area ratios.

Vision

In the future, Kingwood will be a place that has built upon and expanded its greatest strengths, including a high quality of life rooted in rural values and character. Neighborhoods will be safe, walkable and bikeable with access to everyday amenities such as places to eat and buy food and parks and recreation facilities. Agricultural uses and open spaces will be maintained. The township will be well-connected to regional downtowns and large employment centers via enhanced public transportation and well-maintained roadways.

As a complete community, Kingwood will accommodate multiple generations and types of families through housing options – from single family homes to townhomes and apartments – that are well-made and reflect the preferences of the township’s residents. Wastewater infrastructure will be updated to provide for reliable and clean treatment of neighborhood wastewater. The Route 12 corridor will foster a sense of place through aesthetically-pleasing design standards that are reflective of the greater area.

To achieve this vision, Kingwood will implement a transfer of development rights program, using a market-based approach to preserve the rural and scenic character of Route 12 while targeting growth in a well-designed gateway village that reflects community desires.

Sending Zone Description

The preliminary sending zone included all properties within the Scenic Corridor Overlay (SCO) Zone. Where lots were split by the SCO zone line, the entire lot was included in the analysis. In addition, lots adjacent to the SCO that were also adjacent to preserved farmland or open space, were also included so as to encourage contiguous swaths of preserved land. Ineligible properties were then removed from the sending zone, including lands that did not have sufficient acreage to meet the zoning minimum lot size for additional development. Built commercial properties without sufficient acreage or frontage for additional development were assumed to remain as is, or redeveloped in a similar manner, and thus not eligible as a TDR sending properties. Agricultural properties with structures, however, were assumed to be susceptible to replacement in a potential residential or commercial development scenario, and thus those properties with sufficient acreage were included as TDR sending eligible.

Build-Out Analysis

The potential development yield was then determined based on existing zoning regulations for each property. Where a property included an existing residential or commercial structure, the structure was subtracted from the total lot yield. Where properties were split between zones, additional calculations were applied to determine the highest potential yield of the property.

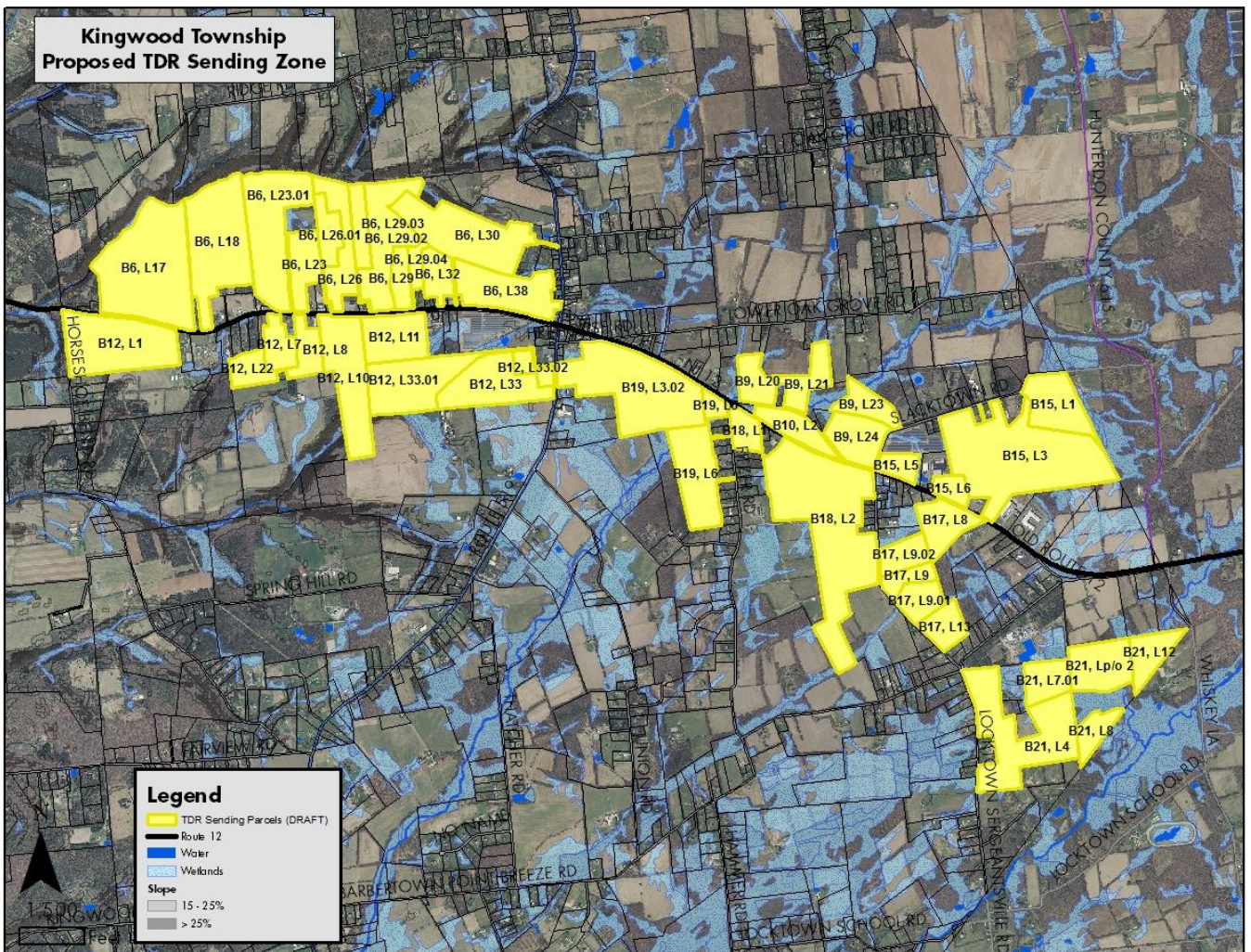
The SCO Zone includes 134 individual parcels, of which 45 parcels have excess development potential. These 45 parcels include a total of approximately 1,800 acres and involve multiple zoning circumstances:

- Sixteen (16) parcels with 627 acres are zoned AR-2. Current zoning provides for seven-acre net lot development after partial adjustment for environmentally sensitive lands and could yield a total of 64 new homes after deduction for existing development;
- Seventeen (17) parcels with 496 acres were previously zoned Business Park (BP), Highway Commercial (HC), or Village Commercial 2 (VC-2) and now fall under the Scenic Corridor Overlay (SCO East or SCO West) zoning regulations. These 17 parcels include 418 developable acres and, at maximum development under current zoning, could yield another 1,917,068 SF of commercial space;
- One (1) parcel of 13 acres (12 developable) was previously zoned PO/R and now falls under the SCO East regulations. This parcel has the option of residential or commercial development, but based on the apparent greater value of residential development, we assume that its development potential is 5 new homes;
- The remaining eleven (11) parcels with 673 acres (581 developable acres) have split zoning between AR-2 and various commercial uses that now fall under the SCO East and SCO West zone regulations. This zoning provides for seven-acre net lot development that could yield a total of 40 new homes and 1,150,911 SF of commercial space after adjustment for existing development and under strict application of previous and current zoning.

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An additional option under the SCO zoning allows property owners of the 29 commercially zoned parcels to substitute residential development for commercial based on AR-2 zoning regulations. Using the AR-2 yield calculation, these 29 parcels could produce 71 dwelling units. Further computation indicates that the average substitution is approximately one additional dwelling unit for each 44,000 SF of commercial space foregone. If all commercial potential were translated to residential development using this ratio, it would also provide for 71 additional housing units. Some lots, however, yield a different number of residential units depending on which computation is applied. In these cases, the scenario with the higher yield was accepted.

In total, the development potential intended to be transferred from this Sending Zone is the right to construct 109 homes on seven-acre lots plus the right to construct 3.068 million square feet of commercial space at densities ranging from 0.08 to 0.15 floor-to-area ratio (FAR), with the option of converting commercial development potential to residential. Assuming the conversion occurred universally, the total residential development potential is 188 units.



Sending Zone Credit Allocation

Based on market analysis, the SCO Zone appears to be over-zoned for commercial, thus diminishing the demand and relative commercial value of these properties. Therefore, the residential capability afforded these properties through the 2012 SCO zone adoption, is thought to be the highest and best use of the properties. Accordingly, the credit allocation to Sending Zone properties is based on the residential development potential, or 188 TDR credits.

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Table 1. Sending Zone Parcels

| Block | Lot | Building Description | Location | Owner ¹ | Zoning | Total Acres ² | Constrained Acres ² | TDR Credits ³ |
|-------|--------------------|--|--------------------------|----------------------------------|---------------------------|--------------------------|--------------------------------|--------------------------|
| 6 | 17 | 2SF | 1155 STATE HIGHWAY 12 | GOMBOSI, FRANCES & ALAN ETALS | AR-2 | 114.07 | 25.38 | 13 |
| 6 | 29 | 1SF | 1075 STATE HIGHWAY 12 | PATRYLO, ALEXANDER & MARILYN | HC, SCO_WEST | 13.53 | 0.96 | 1 |
| 6 | 29.04 | N/A | 1071 STATE HIGHWAY 12 | PATRYLO, ALEXANDER & MARILYN | HC, SCO_WEST | 8.23 | 2.05 | 1 |
| 6 | 30 | 1SB | 1053 STATE HIGHWAY 12 | DESAPIO, LUCIA | AR-2 | 72.02 | 13.87 | 8 |
| 6 | 32 | 2SF | 1059 STATE HIGHWAY 12 | SCHUTZ FAMILY LP | HC, SCO_WEST | 18.16 | 1.13 | 2 |
| 6 | 38 | 1SF | 1049 STATE HIGHWAY 12 | GOMBOSI KINGWOOD FARMS LLC | VC-2, SCO_WEST | 47.73 | 7.00 | 7 |
| 6 | 18 ⁴ | 2SST Apt | 1139 STATE HIGHWAY 12 | GROSSMAN, ILONA / ROBERT | AR-2&HC, SCO_WEST | 83.28 | 22.78 | 9 |
| 6 | 23 | 2SF | 1103 STATE HIGHWAY 12 | SCANLON, ROBERT C | AR-2&HC, SCO_WEST | 24.72 | 4.22 | 2 |
| 6 | 23.01 | N/A | 1107 STATE HIGHWAY 12 | GROSSMAN, ROBERT A LINDA & WILLI | AR-2&HC, SCO_WEST | 73.13 | 39.96 | 7 |
| 6 | 26 | 2SF | 1093 STATE HIGHWAY 12 | DALRYMPLE, RICHARD K & BRIAN S | AR-2&HC, SCO_WEST | 33.41 | 5.75 | 3 |
| 6 | 26.01 | N/A | 1089 STATE HIGHWAY 12 | DALRYMPLE, RICHARD K & BRIAN S | AR-2&HC, SCO_WEST | 18.54 | 0.90 | 2 |
| 6 | 29.02 | 2SF | 1079 STATE HIGHWAY 12 | DESAPIO ANTONIO ET AULS | AR-2&HC, SCO_WEST | 55.05 | 16.77 | 5 |
| 6 | 29.03 | 2SF | 1083 STATE HIGHWAY 12 | DESAPIO, CARMINE | AR-2&HC, SCO_WEST | 18.33 | 1.79 | 1 |
| 9 | 20 | 2SF | 70 OLD ROUTE 12 | BEREZNY, MARK & PAMELA | AR-2 | 18.66 | 8.63 | 1 |
| 9 | 21 | 2SF | 56 OLD ROUTE 12 | MESCE, ANTHONY D | AR-2 | 21.25 | 9.68 | 1 |
| 9 | 23 | 2SF | 25 SLACKTOWN ROAD | JANKOWSKI, BARBARA | AR-2 | 18.61 | 5.99 | 1 |
| 9 | 24 | 22,141SF 2SF | 887 STATE HIGHWAY 12 | KINGWOOD HOME IMPROVEMENT LL | BP, SCO_EAST | 29.70 | 8.20 | 2 |
| 10 | 2 | N/A | 917 STATE HIGHWAY 12 | GRASSO, ANTONIO ATTILIO & ERNEST | HC, SCO_EAST | 20.62 | 2.84 | 2 |
| 12 | 1 | 2SF & Res Trailer | 1194 STATE HIGHWAY 12 | FELIX, PHILIP & MARY | AR-2 | 71.41 | 5.48 | 8 |
| 12 | 7 | 2SF | 1120 STATE HIGHWAY 12 | BECHMANN, WALTER E JR & MARJORI | AR-2 | 17.65 | 0.69 | 1 |
| 12 | 8 | N/A | 1112 STATE HIGHWAY 12 | ERRICKSON, JON T | AR-2 | 17.56 | 0.61 | 2 |
| 12 | 11 | N/A | 1076 STATE HIGHWAY 12 | ERRICKSON, JON T | HC, SCO_WEST | 35.91 | 5.77 | 4 |
| 12 | 22 | 1SF | 1122 STATE HIGHWAY 12 | RYAN, HAROLD F C & LAURA J | AR-2 | 15.47 | - | 1 |
| 12 | 33 ⁵ | 2SG - 2UG | 955 COUNTY ROAD 519 | DELIA, SAMUEL M SR | AR-2 | 48.93 | 7.73 | 5 |
| 12 | 33.01 | N/A | 975 COUNTY ROAD 519 | HARING, MARY LOUISE | AR-2 | 57.11 | 13.83 | 7 |
| 12 | 33.02 ⁵ | 1SF | 963 COUNTY ROAD 519 | DELIA, SAMUEL M JR & MARGARET | AR-2 | 10.01 | - | - |
| 12 | 10 | 2SF | 1106 STATE HIGHWAY 12 | DEFRANGE FARM LLC | AR-2&HC, SCO_WEST | 58.95 | 7.85 | 6 |
| 15 | 1 | AG bldg only | 124 SLACKTOWN ROAD | FADIL, RICHARD FAMILY LP | BP, SCO_EAST | 37.28 | 8.25 | 4 |
| 15 | 3 | 1.5SF | 853 STATE HIGHWAY 12 | BATTIMELLI, SALVATORE & MARIA | BP, SCO_EAST | 136.01 | 67.75 | 13 |
| 15 | 5 | 2SF | 875 STATE HIGHWAY 12 | RUNION, EMILY OLIVA | BP, SCO_EAST | 11.66 | 1.69 | 1 |
| 15 | 6 | N/A | 863 STATE HIGHWAY 12 | ROUTE 12 PROPERTIES LLC | BP, SCO_EAST | 10.41 | 1.16 | 1 |
| 17 | 8 | Pole Barn | 856 STATE HIGHWAY 12 | MAMMARO, PHILIP | BP, SCO_EAST | 26.09 | 13.10 | 2 |
| 17 | 9 | 2SF | 73 LOCKTOWN ROAD | PAOLELLA, ROBERT | BP, SCO_EAST | 11.73 | 0.22 | 1 |
| 17 | 9.01 | 4,915SF Radio Station | 103 LOCKTOWN ROAD | NASSAU TOWER REALTY LLC | BP, SCO_EAST | 17.77 | 3.51 | 1 |
| 17 | 9.02 | N/A | 55 LOCKTOWN ROAD | LIPKA, KEVIN T | BP, SCO_EAST | 17.34 | 1.93 | 2 |
| 17 | 13 | 2SF | 139 LOCKTOWN ROAD | D'COSTA, PREETH & MARIE | BP, SCO_EAST | 17.80 | 1.13 | 2 |
| 18 | 1 | N/A | 17 FITZER ROAD | HOROSCHAK SOPHIE A SECKER E PER | BP, SCO_EAST | 13.42 | 3.33 | 5 |
| 18 | 2 | 16,766+ SF Comm | 900 STATE HIGHWAY 12 | 880 STATE HIGHWAY 12 LLC | AR-2&BP, SCO_EAST | 152.27 | 17.51 | 19 |
| 19 | 3.02 | N/A | 970 STATE HIGHWAY 12 | BLUMBERG, ALLEN | AR-2,HC&VC-2, SCO_EAST | 100.53 | 55.01 | 10 |
| 19 | 6 | N/A | 2 FITZER ROAD | BLUMBERG, ALLEN | AR-2&HC, SCO_EAST | 55.23 | 15.43 | 6 |
| 21 | 4 | N/A | LOCKTOWN ROAD | KLEINHANS, ELYSABETH & PETER | AR-2 | 87.09 | 19.96 | 11 |
| 21 | 7.01 | N/A | BARBERTOWN PT BREEZE | MEL CHEMICALS INC | AR-2 | 20.98 | 11.51 | 2 |
| 21 | 8 | Sheds | LOCKTOWN ROAD | KLEINHANS, ELYSABETH & PETER | AR-2 | 14.87 | 8.96 | 1 |
| 21 | 12 | N/A | 81 WHISKEY LANE | NEMETH, MARTIN & KAREN | AR-2 | 20.94 | 10.98 | 2 |
| 21 | p/o 2 | 107,477SF 1SCB (on larger part of parcel) | 500 BARBERTOWN PT BREEZE | MEL CHEMICALS INC | BP, SCO_EAST | 35.56 | 28.06 | 3 |
| | | | | | | 1,809 | 489.36 | 188 |

1. Ownership per municipal tax record as of January 2014.

2. Acres computed using GIS.

3. Credits allocated based on the greater of residential calculation or commercial to residential conversion calculation.

Residential Calculation: (Parcel Acres - .5 EnvCst Acres)/7 - Existing DU

Commercial Calculation: (Allowed Comm SF - Existing Comm SF)/43,0002.

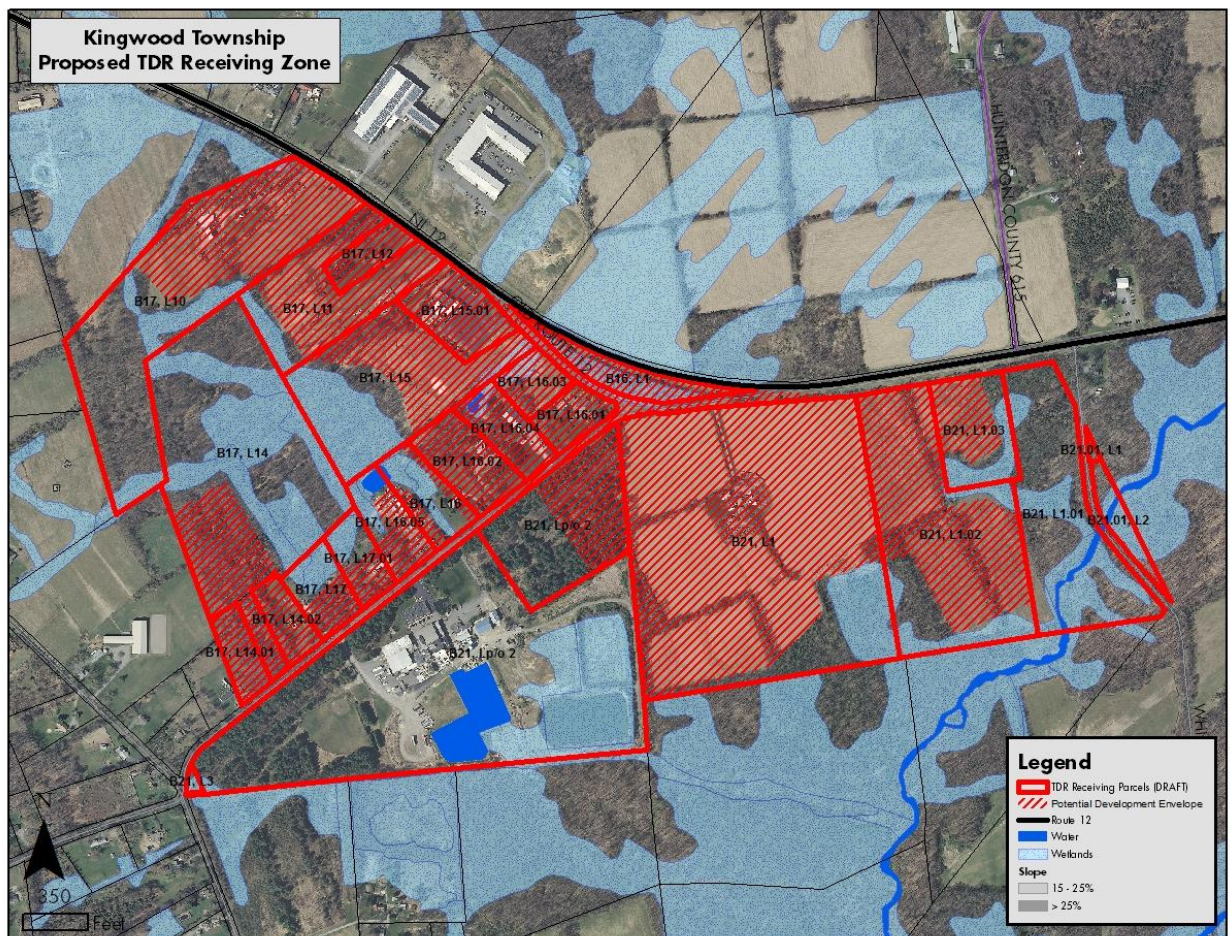
4. Final credit allocation likely reduced when number of apartment units is known.

5. B12, L33.02 is included because it has the same family ownership as L33, which has insufficient frontage. If the town decides to include a credit reduction for insufficient frontage, then it could meet frontage without the additional lot.

Receiving Zone Description

The preliminary receiving zone included all lots within the Eastern Gateway Village Center Overlay (EGVCO) zone. The properties' site suitability was reviewed considering environmental constraints, including stream corridors and associated buffers, wetlands and associated buffers, steep slopes, and threatened and endangered species habitat. Due to the extent of constrained areas, the portion of the EGVCO north of Route 12 was removed from consideration as TDR receiving zone until such time as a more detailed site evaluation is completed and shows more favorable development capacity.

Environmentally constrained lands were also avoided when determining the development envelope of the southern portion of the EGVCO. For the most part, properties with existing structures were seen as having development, infill, and/or redevelopment capability. A large portion of MEL industrial site was excluded from the potential building envelope due to expressed interest in continued production by the owners, as well as the unknown extent of potential clean-up requirements related to a future redevelopment of the site. The northern corner of the property at the intersection of Old Route 12 and Barbertown-Point Breeze Road was included in the sending zone so as to provide a connection between lands on either side of Barbertown-Point Breeze Road.



All factors considered, there is an approximately 130 acre development envelope to accommodate the TDR receiving zone. In accordance with the zoning regulations, however, the entirety of a lot can be used to determine density and yield, resulting in approximately 227 gross acres in the 25 Receiving Zone eligible lots.

Build-Out Analysis

The Receiving Zone parcels are zoned BP or PO/R with overlay potential specified for the EGVCO Mixed Use and EGVCO POR sub-districts. Current development on these parcels includes about 140,000 SF of commercial space and 9 existing homes. By-right, the Receiving Zone can yield an additional 11 homes and approximately 1,509,000 SF of incremental commercial space based on the BP and PO/R zoning. While the EGVCO sets out standards of development for the sub-districts, it is difficult to determine an ultimate yield as the overlay zone allows for a wide range of uses and densities. Yield is also greatly impacted by property distribution among developers and timing of the development.

Many development scenarios can be applied to the Receiving Zone development envelope of approximately 130 acres that accommodate the 188 credits of the Sending Zone.

[NEXT PHASE OF TDR STUDY: INSERT RECEIVING ZONE DEVELOPMENT
SCENARIO/FRAMEWORK WHEN COMPLETED BY TOWNSHIP]

TDR Credit Utilization

The Kingwood TDR Program includes sending and receiving parcels with diverse existing and permitted uses. Recognizing that the various land uses have different values in the real estate market, the TDR program includes a methodology to equalize these values for the purpose of utilizing TDR credits in the receiving zone. Accordingly, a "TDR ratio" was created for the purpose of computing development potential into TDR credits.

Detailed information as to how the TDR ratios were derived can be found in the Real Estate Market Analysis Report. In summary, the following TDR ratios are used for the purpose of utilizing TDR credits in the receiving zone:

- 1 Credit = 1.21 Detached Single Family Homes
- 1 Credit = 1.85 Twins/Duplexes
- 1 Credit = 2.75 Townhomes
- 1 Credit = 4.31 Multi-family Units

**TDR Plan Element Appendix 1:
Sending & Receiving Zone Parcel Tables**

Kingwood: A Plan for Preserving Rural Character through Controlled Development of Route 12
Appendix A & Appendix A Sub-Appendices

Table 1. Sending Zone Parcels

| Block | Lot | Building Description | Location | Owner ¹ | Zoning | Total Acres ² | Constrained Acres ² | TDR Credits ³ |
|-------|--------------------|--|--------------------------|----------------------------------|---------------------------|--------------------------|--------------------------------|--------------------------|
| 6 | 17 | 2SF | 1155 STATE HIGHWAY 12 | GOMBOSI, FRANCES & ALAN ETALS | AR-2 | 114.07 | 25.38 | 13 |
| 6 | 29 | 1SF | 1075 STATE HIGHWAY 12 | PATRYLO, ALEXANDER & MARILYN | HC, SCO_WEST | 13.53 | 0.96 | 1 |
| 6 | 29.04 | N/A | 1071 STATE HIGHWAY 12 | PATRYLO, ALEXANDER & MARILYN | HC, SCO_WEST | 8.23 | 2.05 | 1 |
| 6 | 30 | 1SB | 1053 STATE HIGHWAY 12 | DESAPIO, LUCIA | AR-2 | 72.02 | 13.87 | 8 |
| 6 | 32 | 2SF | 1059 STATE HIGHWAY 12 | SCHUTZ FAMILY LP | HC, SCO_WEST | 18.16 | 1.13 | 2 |
| 6 | 38 | 1SF | 1049 STATE HIGHWAY 12 | GOMBOSI KINGWOOD FARMS LLC | VC-2, SCO_WEST | 47.73 | 7.00 | 7 |
| 6 | 18 ⁴ | 2SST Apt | 1139 STATE HIGHWAY 12 | GROSSMAN, ILONA / ROBERT | AR-2&HC, SCO_WEST | 83.28 | 22.78 | 9 |
| 6 | 23 | 2SF | 1103 STATE HIGHWAY 12 | SCANLON, ROBERT C | AR-2&HC, SCO_WEST | 24.72 | 4.22 | 2 |
| 6 | 23.01 | N/A | 1107 STATE HIGHWAY 12 | GROSSMAN, ROBERT A LINDA & WILLI | AR-2&HC, SCO_WEST | 73.13 | 39.96 | 7 |
| 6 | 26 | 2SF | 1093 STATE HIGHWAY 12 | DALRYMPLE, RICHARD K & BRIAN S | AR-2&HC, SCO_WEST | 33.41 | 5.75 | 3 |
| 6 | 26.01 | N/A | 1089 STATE HIGHWAY 12 | DALRYMPLE, RICHARD K & BRIAN S | AR-2&HC, SCO_WEST | 18.54 | 0.90 | 2 |
| 6 | 29.02 | 2SF | 1079 STATE HIGHWAY 12 | DESAPIO ANTONIO ET AULS | AR-2&HC, SCO_WEST | 55.05 | 16.77 | 5 |
| 6 | 29.03 | 2SF | 1083 STATE HIGHWAY 12 | DESAPIO, CARMINE | AR-2&HC, SCO_WEST | 18.33 | 1.79 | 1 |
| 9 | 20 | 2SF | 70 OLD ROUTE 12 | BEREZNY, MARK & PAMELA | AR-2 | 18.66 | 8.63 | 1 |
| 9 | 21 | 2SF | 56 OLD ROUTE 12 | MESCE, ANTHONY D | AR-2 | 21.25 | 9.68 | 1 |
| 9 | 23 | 2SF | 25 SLACKTOWN ROAD | JANKOWSKI, BARBARA | AR-2 | 18.61 | 5.99 | 1 |
| 9 | 24 | 22,141SF 2SF | 887 STATE HIGHWAY 12 | KINGWOOD HOME IMPROVEMENT LL | BP, SCO_EAST | 29.70 | 8.20 | 2 |
| 10 | 2 | N/A | 917 STATE HIGHWAY 12 | GRASSO, ANTONIO ATTILIO & ERNEST | HC, SCO_EAST | 20.62 | 2.84 | 2 |
| 12 | 1 | 2SF & Res Trailer | 1194 STATE HIGHWAY 12 | FELIX, PHILIP & MARY | AR-2 | 71.41 | 5.48 | 8 |
| 12 | 7 | 2SF | 1120 STATE HIGHWAY 12 | BECHMANN, WALTER E JR & MARJORI | AR-2 | 17.65 | 0.69 | 1 |
| 12 | 8 | N/A | 1112 STATE HIGHWAY 12 | ERRICKSON, JON T | AR-2 | 17.56 | 0.61 | 2 |
| 12 | 11 | N/A | 1076 STATE HIGHWAY 12 | ERRICKSON, JON T | HC, SCO_WEST | 35.91 | 5.77 | 4 |
| 12 | 22 | 1SF | 1122 STATE HIGHWAY 12 | RYAN, HAROLD F C & LAURA J | AR-2 | 15.47 | - | 1 |
| 12 | 33 ⁵ | 2SG - 2UG | 955 COUNTY ROAD 519 | DELIA, SAMUEL M SR | AR-2 | 48.93 | 7.73 | 5 |
| 12 | 33.01 | N/A | 975 COUNTY ROAD 519 | HARING, MARY LOUISE | AR-2 | 57.11 | 13.83 | 7 |
| 12 | 33.02 ⁵ | 1SF | 963 COUNTY ROAD 519 | DELIA, SAMUEL M JR & MARGARET | AR-2 | 10.01 | - | - |
| 12 | 10 | 2SF | 1106 STATE HIGHWAY 12 | DEFRANGE FARM LLC | AR-2&HC, SCO_WEST | 58.95 | 7.85 | 6 |
| 15 | 1 | AG bldg only | 124 SLACKTOWN ROAD | FADIL, RICHARD FAMILY LP | BP, SCO_EAST | 37.28 | 8.25 | 4 |
| 15 | 3 | 1.5SF | 853 STATE HIGHWAY 12 | BATTIMELLI, SALVATORE & MARIA | BP, SCO_EAST | 136.01 | 67.75 | 13 |
| 15 | 5 | 2SF | 875 STATE HIGHWAY 12 | RUNION, EMILY OLIVA | BP, SCO_EAST | 11.66 | 1.69 | 1 |
| 15 | 6 | N/A | 863 STATE HIGHWAY 12 | ROUTE 12 PROPERTIES LLC | BP, SCO_EAST | 10.41 | 1.16 | 1 |
| 17 | 8 | Pole Barn | 856 STATE HIGHWAY 12 | MAMMARO, PHILIP | BP, SCO_EAST | 26.09 | 13.10 | 2 |
| 17 | 9 | 2SF | 73 LOCKTOWN ROAD | PAOLELLA, ROBERT | BP, SCO_EAST | 11.73 | 0.22 | 1 |
| 17 | 9.01 | 4,915SF Radio Station | 103 LOCKTOWN ROAD | NASSAU TOWER REALTY LLC | BP, SCO_EAST | 17.77 | 3.51 | 1 |
| 17 | 9.02 | N/A | 55 LOCKTOWN ROAD | LIPKA, KEVIN T | BP, SCO_EAST | 17.34 | 1.93 | 2 |
| 17 | 13 | 2SF | 139 LOCKTOWN ROAD | D'COSTA, PREETH & MARIE | BP, SCO_EAST | 17.80 | 1.13 | 2 |
| 18 | 1 | N/A | 17 FITZER ROAD | HOROSCHAK SOPHIE A SECKER E PER | BP, SCO_EAST | 13.42 | 3.33 | 5 |
| 18 | 2 | 16,766+ SF Comm | 900 STATE HIGHWAY 12 | 880 STATE HIGHWAY 12 LLC | AR-2&BP, SCO_EAST | 152.27 | 17.51 | 19 |
| 19 | 3.02 | N/A | 970 STATE HIGHWAY 12 | BLUMBERG, ALLEN | AR-2,HC&VC-2, SCO_EAST | 100.53 | 55.01 | 10 |
| 19 | 6 | N/A | 2 FITZER ROAD | BLUMBERG, ALLEN | AR-2&HC, SCO_EAST | 55.23 | 15.43 | 6 |
| 21 | 4 | N/A | LOCKTOWN ROAD | KLEINHANS, ELYSABETH & PETER | AR-2 | 87.09 | 19.96 | 11 |
| 21 | 7.01 | N/A | BARBERTOWN PT BREEZE | MEL CHEMICALS INC | AR-2 | 20.98 | 11.51 | 2 |
| 21 | 8 | Sheds | LOCKTOWN ROAD | KLEINHANS, ELYSABETH & PETER | AR-2 | 14.87 | 8.96 | 1 |
| 21 | 12 | N/A | 81 WHISKEY LANE | NEMETH, MARTIN & KAREN | AR-2 | 20.94 | 10.98 | 2 |
| 21 | p/o 2 | 107,477SF 1SCB (on larger part of parcel) | 500 BARBERTOWN PT BREEZE | MEL CHEMICALS INC | BP, SCO_EAST | 35.56 | 28.06 | 3 |
| | | | | | | 1,809 | 489.36 | 188 |

1. Ownership per municipal tax record as of January 2014.

2. Acres computed using GIS.

3. Credits allocated based on the greater of residential calculation or commercial to residential conversion calculation.

Residential Calculation: (Parcel Acres - .5 EnvCst Acres)/7 - Existing DU

Commercial Calculation: (Allowed Comm SF - Existing Comm SF)/43,0002.

4. Final credit allocation likely reduced when number of apartment units is known.

5. B12, L33.02 is included because it has the same family ownership as L33, which has insufficient frontage. If the town decides to include a credit reduction for insufficient frontage, then it could meet frontage without the additional lot.

Kingwood: A Plan for Preserving Rural Character through Controlled Development of Route 12
Appendix A & Appendix A Sub-Appendices

Table 2. Receiving Zone Parcels

| Block | Lot | Location | Owner ¹ | Zoning | Total Acres ² | Constrained Acres ² | Residential Development Potential ^{3 & 5} (Units) | Commercial Development Potential ^{4 & 5} (SF) | Existing Building ⁶ |
|-------|-------|--------------------------|-------------------------------------|------------------|--------------------------|--------------------------------|--|--|--------------------------------|
| 16 | 1 | Old Route 12 | KINGWOOD-FRANKLIN LLC | BP, EGVO_Mix Use | 3.06 | 3.06 | 0 | 20,011 | N/A |
| 17 | 10 | 844 STATE HIGHWAY 12 | ALJAM REALTY LLC C/O DONALD MATER | BP, EGVO_POR | 23.25 | 2.87 | 0 | 151,926 | 1DU |
| 17 | 11 | 838 STATE HIGHWAY 12 | DITZLER, GEORGIA L | BP, EGVO_POR | 9.24 | 0.99 | 0 | 60,386 | 1DU |
| 17 | 12 | 840 STATE HIGHWAY 12 | MOZER, ELEANOR M | BP, EGVO_POR | 1.94 | - | 0 | 12,665 | 1DU |
| 17 | 14 | 461 BARBERTOWN PT BREEZE | ONE LOWELL REALTY ASSOCIATES INC | BP, EGVO_POR | 26.71 | 10.55 | 0 | 174,517 | N/A |
| 17 | 14 | 459 BARBERTOWN PT BREEZE | ONE LOWELL REALTY ASSOCIATES INC | PO/R, EGVO_POR | 2.01 | - | 1 | 13,133 | N/A |
| 17 | 14 | 463 BARBERTOWN PT BREEZE | ZDEPSKI, DAVID S & DAWN M | PO/R, EGVO_POR | 2.04 | - | 1 | 13,337 | 1DU |
| 17 | 15 | 832 STATE HIGHWAY 12 | GALLERIA CONSTRUCTION INC | BP, EGVO_POR | 13.86 | 5.31 | 0 | 90,562 | N/A |
| 17 | 15 | 834 STATE HIGHWAY 12 | RAZBERRYS INC | BP, EGVO_POR | 4.19 | - | 0 | 27,409 | 10,599SF COMM |
| 17 | 16 | 471 BARBERTOWN PT BREEZE | WIERZBICKI, ANDREW & WANDA | PO/R, EGVO_POR | 3.30 | 1.31 | 1 | 21,542 | 1DU + 2AG |
| 17 | 16 | 1 WILLOW RUN ROAD | BOTTREL, ANN | PO/R, EGVO_POR | 2.18 | - | 1 | 14,224 | 1DU + 2 Kennels |
| 17 | 16 | 473 BARBERTOWN PT BREEZE | THE ARC OF HUNTERDON COUNTY | PO/R, EGVO_POR | 4.01 | - | 2 | 26,210 | 1DU |
| 17 | 16 | 3 WILLOW RUN ROAD | CASUSCELLI, BRUNO | PO/R, EGVO_POR | 2.06 | 0.51 | 1 | 13,471 | N/A |
| 17 | 16 | 477 BARBERTOWN PT BREEZE | YARD PROPERTIES LLC | PO/R, EGVO_POR | 2.99 | 0.40 | 1 | 19,526 | 9,815SF COMM (Converted House) |
| 17 | 16.1 | 469 BARBERTOWN PT BREEZE | AQUA SURVEY INC | PO/R, EGVO_POR | 3.19 | 0.90 | 1 | 20,823 | 9,340SF COMM (Converted House) |
| 17 | 17 | 465 BARBERTOWN PT BREEZE | KIRK, CHARLES & LUCIA T | PO/R, EGVO_POR | 2.84 | 1.00 | 1 | 18,537 | N/A |
| 17 | 17 | 467 BARBERTOWN PT BREEZE | KALNAS, CHRISTINA M & KEVIN B OHLER | PO/R, EGVO_POR | 2.37 | 0.76 | 1 | 15,484 | 1DU |
| 21 | 1 | 550 BARBERTOWN PT BREEZE | KELLER, LEONARD | BP, EGVO_Mix Use | 45.46 | 3.37 | 0 | 297,018 | 1DU |
| 21 | 1.01 | STATE HIGHWAY 12 | MATTISON, DOROTHY | BP, EGVO_Mix Use | 14.04 | 4.99 | 0 | 91,706 | N/A |
| 21 | 1.02 | STATE HIGHWAY 12 | MATTISON, DOROTHY | BP, EGVO_Mix Use | 20.00 | 2.70 | 0 | 130,680 | N/A |
| 21 | 1.03 | STATE HIGHWAY 12 | MATTISON, DOROTHY | BP, EGVO_Mix Use | 5.39 | 1.48 | 0 | 35,202 | N/A |
| 21 | p/o 2 | 500 BARBERTOWN PT BREEZE | MEL CHEMICALS INC | BP, EGVO_Mix Use | 55.85 | 12.25 | 0 | 364,898 | 107,477SF COMM |
| 21 | 3 | 205 BARBERTOWN PT BREEZE | LAZAR, GREG & JANE | BP, EGVO_Mix Use | 0.20 | 0.12 | 0 | 1,277 | N/A |
| 21.01 | 1 | 82 STATE HIGHWAY 12 | REYES CESAR M DR ETALS | BP, EGVO_Mix Use | 0.15 | - | 0 | 949 | N/A |
| 21.01 | 2 | 99 WHISKEY LANE | MATTISON, DOROTHY | BP, EGVO_Mix Use | 1.69 | 0.99 | 0 | 11,013 | N/A |
| | | | | | 251.99 | 53.56 | 11 | 1,646,506 | |

1. Ownership per municipal tax record as of January 2014.

2. Acres computed using GIS.

3. Residential Calculation: AR-2 = (Parcel Acres - .5 EnvCst Acres)/7 - Existing DU; PO/R = Parcel Acres/2

4. Commercial Calculation: (Parcel Area * Permitted % Building Coverage per Zoning Code)

5. For PO/R Zone, the property owner may build either residential OR commercial.

6. Existing building descriptions are included for information purposes. Existing buildings were not deducted from the development potential, as there is an expectation that all or most existing buildings will be razed to accommodate the new village center.

TDR Plan Element Appendix 2:
Build-Out Analysis

| Block | Lot | Tax Map | Building | Property Location | Owner's Address | | | ZONING | Zoning | Parcel Area (SF) | Parcel Acres | Environmentally Constrained (Area in SF) | Net Acres (Area - .5 Env Constrained Area) | Dwelling Units | Commercial Floor Area | TDR Credits (based on residential potential) | TDR Credits (based on commercial conversion) | TDR Credits** |
|-------|-------|---------|-------------------|-----------------------|------------------------|---------------------|-------|-----------|--------------|------------------|--------------|--|--|----------------|-----------------------|--|--|---------------|
| 6 | 17 | 2 | 2SF | 1155 STATE HIGHWAY 12 | 104 HILLCREST DRIVE | MILFORD NJ | 08848 | AR-2 | AR-2_WEST | 4,968,963 | 114.07 | 1,105,550 | 101.4 | 13 | - | 13 | - | 13 |
| 6 | 29 | 2 | 1SF | 1075 STATE HIGHWAY 12 | 1075 STATE HIGHWAY 12 | FRENCHTOWN NJ | 08825 | HC | SCO_WEST | 589,429 | 13.53 | 41,881 | 13.1 | 0 | 58,943 | 0 | 1 | 1 |
| 6 | 29.04 | 2 | N/A | 1071 STATE HIGHWAY 12 | 1075 STATE HIGHWAY 12 | FRENCHTOWN NJ | 08825 | HC | SCO_WEST | 358,299 | 8.23 | 89,343 | 7.2 | 1 | 35,830 | 1 | 1 | 1 |
| 6 | 30 | 2 | 1SB | 1053 STATE HIGHWAY 12 | 1053 STATE HIGHWAY 12 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_WEST | 3,137,351 | 72.02 | 604,036 | 65.1 | 8 | - | 8 | - | 8 |
| 6 | 32 | | 2SF | 1059 STATE HIGHWAY 12 | 205 SCHOOL HOUSE DRIVE | LINWOOD NJ | 08221 | HC | SCO_WEST | 791106.8 | 18.16 | 49,145 | 17.6 | 1 | 79,111 | 1 | 2 | 2 |
| 6 | 38 | 2 | 1SF | 1049 STATE HIGHWAY 12 | P O BOX 3 | BAPTISTOWN NJ | 08803 | VC-2 | SCO_WEST | 2,079,139 | 47.73 | 304,759 | 44.2 | 5 | 311,871 | 5 | 7 | 7 |
| 6 | 18* | 2 | 2SST Apt | 1139 STATE HIGHWAY 12 | 1105 ROUTE 12 | FRENCHTOWN NJ | 08825 | AR-2 & HC | AR-2&HC_WEST | 3,627,647 | 83.28 | 992,302 | 71.9 | 9 | 165,724 | 9 | 4 | 9 |
| 6 | 23 | 2 | 2SF | 1103 STATE HIGHWAY 12 | 1103 ROUTE 12 | FRENCHTOWN NJ | 08825 | AR-2 & HC | AR-2&HC_WEST | 1,076,587 | 24.72 | 183,903 | 22.6 | 2 | 56,320 | 2 | 1 | 2 |
| 6 | 23.01 | 2 | N/A | 1107 STATE HIGHWAY 12 | 1105 STATE HIGHWAY 12 | FRENCHTOWN NJ | 08825 | AR-2 & HC | AR-2&HC_WEST | 3,185,650 | 73.13 | 1,740,490 | 53.2 | 7 | 115,809 | 7 | 3 | 7 |
| 6 | 26 | 2 | 2SF | 1093 STATE HIGHWAY 12 | 14 CHESTNUT AVENUE | FRENCHTOWN NJ | 08825 | AR-2 & HC | AR-2&HC_WEST | 1,455,394 | 33.41 | 250,346 | 30.5 | 3 | 69,393 | 3 | 2 | 3 |
| 6 | 26.01 | 2 | N/A | 1089 STATE HIGHWAY 12 | 14 CHESTNUT AVENUE | FRENCHTOWN NJ | 08825 | AR-2 & HC | AR-2&HC_WEST | 807,566 | 18.54 | 39,183 | 18.5 | 2 | 13,169 | 2 | 0 | 2 |
| 6 | 29.02 | 2 | 2SF | 1079 STATE HIGHWAY 12 | PO BOX 52 | BAPTISTOWN NJ | 08803 | AR-2 & HC | AR-2&HC_WEST | 2,397,767 | 55.05 | 730,595 | 46.7 | 5 | 89,772 | 5 | 2 | 5 |
| 6 | 29.03 | 2 | 2SF | 1083 STATE HIGHWAY 12 | 1083 STATE ROUTE 12 | FRENCHTOWN NJ | 08825 | AR-2 & HC | AR-2&HC_WEST | 798,287 | 18.33 | 78,030 | 18.3 | 1 | 20,259 | 1 | 0 | 1 |
| 9 | 20 | 4 | 2SF | 70 OLD ROUTE 12 | 70 OLD ROUTE 12 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_EAST | 812,701 | 18.66 | 375,981 | 14.3 | 1 | - | 1 | - | 1 |
| 9 | 21 | 4 | 2SF | 56 OLD ROUTE 12 | 56 OLD STATE ROUTE 12 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_EAST | 925,631 | 21.25 | 421,690 | 16.4 | 1 | - | 1 | - | 1 |
| 9 | 23 | 4 | 2SF | 25 SLACKTOWN ROAD | 25 SLACKTOWN ROAD | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_EAST | 810,611 | 18.61 | 261,131 | 15.6 | 1 | - | 1 | - | 1 |
| 9 | 24 | 4 | 22,141SF 2SF | 887 STATE HIGHWAY 12 | P O BOX 1776 | FAR HILLS NJ | 07931 | BP | SCO_EAST | 1,293,537 | 29.70 | 357,314 | 25.6 | 2 | 82,081 | 2 | 1 | 2 |
| 10 | 2 | 4 | N/A | 917 STATE HIGHWAY 12 | 1033 NEW MARKET AVENUE | SOUTH PLAINFIELD NJ | 07080 | HC | SCO_EAST | 898,368 | 20.62 | 123,579 | 19.2 | 2 | 71,869 | 2 | 2 | 2 |
| 12 | 1 | 5 | 2SF & Res Trailer | 1194 STATE HIGHWAY 12 | 90 HORSESHOE BEND ROAD | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_WEST | 3,110,618 | 71.41 | 238,604 | 68.7 | 8 | - | 8 | - | 8 |
| 12 | 7 | 5 | 2SF | 1120 STATE HIGHWAY 12 | 1120 STATE HIGHWAY 12 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_WEST | 768,716 | 17.65 | 30,266 | 17.3 | 1 | - | 1 | - | 1 |

Kingwood: A Plan for Preserving Rural Character through Controlled Development of Route 12
Appendix A & Appendix A Sub-Appendices

| | | | | | | | | | | | | | | | | | | |
|----|---------|---|-----------------------|-----------------------|---------------------------|--------------------|-------|-----------------|-------------------|-----------|--------|-----------|-------|----|---------|----|----|----|
| 12 | 8 | 5 | N/A | 1112 STATE HIGHWAY 12 | 19 MILLTOWN ROAD | STOCKTON NJ | 08559 | AR-2 | AR-2_WEST | 764,964 | 17.56 | 26,688 | 17.3 | 2 | - | 2 | - | 2 |
| 12 | 11 | 5 | N/A | 1076 STATE HIGHWAY 12 | 19 MILLTOWN ROAD | STOCKTON NJ | 08559 | HC | SCO_WEST | 1,564,325 | 35.91 | 251,493 | 33.0 | 4 | 156,433 | 4 | 4 | 4 |
| 12 | 22 | 5 | 1SF | 1122 STATE HIGHWAY 12 | 1122 STATE HIGHWAY 12 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_WEST | 673,903 | 15.47 | - | 15.5 | 1 | - | 1 | - | 1 |
| 12 | 33* | 5 | 2SG - 2UG | 955 COUNTY ROAD 519 | 955 COUNTY ROAD 519 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_WEST | 2,131,393 | 48.93 | 336,674 | 45.1 | 5 | - | 5 | - | 5 |
| 12 | 33.0 1 | 5 | N/A | 975 COUNTY ROAD 519 | 867 COUNTY ROAD 519 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_WEST | 2,487,753 | 57.11 | 602,219 | 50.2 | 7 | - | 7 | - | 7 |
| 12 | 33.0 2* | 5 | 1SF | 963 COUNTY ROAD 519 | 963 COUNTY ROAD 519 | FRENCHTOWN NJ | 08825 | AR-2 | AR-2_WEST | 435,954 | 10.01 | - | 10.0 | 0 | - | 0 | - | - |
| 12 | 10 | 5 | 2SF | 1106 STATE HIGHWAY 12 | 1060 HILLSIDE DRIVE | NORTH BRUNSWICK NJ | 08902 | AR-2 & HC | AR-2&HC_WEST | 2,567,825 | 58.95 | 342,121 | 55.0 | 6 | 137,449 | 6 | 3 | 6 |
| 15 | 1 | 7 | AG bldg only | 124 SLACKTOWN ROAD | 975 CLIFTON AVENUE | CLIFTON NJ | 07013 | BP | SCO_EAST | 1,623,913 | 37.28 | 359,434 | 33.2 | 4 | 129,913 | 4 | 3 | 4 |
| 15 | 3 | 7 | 1.5SF | 853 STATE HIGHWAY 12 | 822 STATE HIGHWAY 12 | FRENCHTOWN NJ | 08825 | BP | SCO_EAST | 5,924,592 | 136.01 | 2,951,277 | 102.1 | 13 | 473,967 | 13 | 11 | 13 |
| 15 | 5 | 7 | 2SF | 875 STATE HIGHWAY 12 | PO BOX 591 | FLEMINGTON NJ | 08822 | BP | SCO_EAST | 507,835 | 11.66 | 73,767 | 10.8 | 0 | 40,627 | 0 | 1 | 1 |
| 15 | 6 | 7 | N/A | 863 STATE HIGHWAY 12 | 280 RIDGE ROAD | FRENCHTOWN NJ | 08825 | BP | SCO_EAST | 453,515 | 10.41 | 50,335 | 9.8 | 1 | 36,281 | 1 | 1 | 1 |
| 17 | 8 | 7 | Pole Barn | 856 STATE HIGHWAY 12 | 187 WEST PORTAL ROAD | ASBURY NJ | 08802 | BP | SCO_EAST | 1,136,594 | 26.09 | 570,851 | 19.5 | 2 | 90,928 | 2 | 2 | 2 |
| 17 | 9 | 7 | 2SF | 73 LOCKTOWN ROAD | PO BOX 1036 | FLEMINGTON NJ | 08822 | BP | SCO_EAST | 511,073 | 11.73 | 9,717 | 11.6 | 0 | 40,886 | 0 | 1 | 1 |
| 17 | 9.01 | 7 | 4,915SF Radio Station | 103 LOCKTOWN ROAD | 619 ALEXANDER ROAD 3RD FL | PRINCETON NJ | 08540 | BP | SCO_EAST | 774,275 | 17.77 | 152,737 | 16.0 | 1 | 61,942 | 1 | 1 | 1 |
| 17 | 9.02 | 7 | N/A | 55 LOCKTOWN ROAD | 11 CAMELOT DRIVE | LIVINGSTON NJ | 07039 | BP | SCO_EAST | 755,239 | 17.34 | 84,238 | 16.4 | 2 | 60,419 | 2 | 1 | 2 |
| 17 | 13 | 7 | 2SF | 139 LOCKTOWN ROAD | 139 LOCKTOWN ROAD | FLEMINGTON NJ | 08822 | BP | SCO_EAST | 775,549 | 17.80 | 49,192 | 17.2 | 1 | 62,044 | 1 | 1 | 2 |
| 18 | 1 | 7 | N/A | 17 FITZER ROAD | 679 PITTSTOWN ROAD | FRENCHTOWN NJ | 08825 | PO/R | SCO_EAST | 584,771 | 13.42 | 145,238 | 11.8 | 1 | 46,782 | 1 | 1 | 5 |
| 18 | 2 | 7 | 16,766+ SF Comm | 900 STATE HIGHWAY 12 | 38 MILLTOWN ROAD | STOCKTON NJ | 08559 | AR-2 & BP | AR-2&BP_EAST | 6,632,863 | 152.27 | 762,776 | 143.5 | 19 | 278,658 | 19 | 6 | 19 |
| 19 | 3.02 | 8 | N/A | 970 STATE HIGHWAY 12 | 1820 WOODLAND TERRACE | BOUND BROOK NJ | 08805 | AR-2, HC & VC-2 | AR-2,HC&VC-2_EAST | 4,378,899 | 100.53 | 2,396,105 | 73.0 | 10 | 181,388 | 10 | 4 | 10 |
| 19 | 6 | 8 | N/A | 2 FITZER ROAD | 1820 WOODLAND TERRACE | BOUND BROOK NJ | 08805 | AR-2 & HC | AR-2&HC_EAST | 2,405,735 | 55.23 | 672,097 | 47.5 | 6 | 22,970 | 6 | 1 | 6 |
| 21 | 4 | 9 | N/A | LOCKTOWN ROAD | 240 CENTRAL PK SO APT 13A | NEW YORK NY | 10019 | AR-2 | AR-2_EAST | 3,793,566 | 87.09 | 869,512 | 77.1 | 11 | - | 11 | - | 11 |
| 21 | 7.01 | 9 | N/A | BARBERTOWN PT BREEZE | 500 BARBERTOWN PT BREEZE | FLEMINGTON NJ | 08822 | AR-2 | AR-2_EAST | 913,894 | 20.98 | 501,336 | 15.2 | 2 | - | 2 | - | 2 |

| | | | | | | | | | | | | | | | | | | |
|---|-------|---|--|--------------------------|---------------------------|---------------|-------|------|-----------|-------------------|--------------|-------------------|--------------|------------|-----------------------|-----|----|------------|
| 21 | 8 | 9 | Sheds | LOCKTOWN ROAD | 240 CENTRAL PK S; APT 13A | NEW YORK NY | 10019 | AR-2 | AR-2_EAST | 647,745 | 14.87 | 390,448 | 10.4 | 1 | - | 1 | - | 1 |
| 21 | 12 | 9 | N/A | 81 WHISKEY LANE | 81 WHISKEY LANE | FLEMINGTON NJ | 08822 | AR-2 | AR-2_EAST | 912,235 | 20.94 | 478,199 | 15.5 | 2 | - | 2 | - | 2 |
| 21 | p/o 2 | 9 | 107,477S F 1SCB (on larger part of parcel) | 500 BARBERTOWN PT BREEZE | 500 BARBERTOWN PT BREEZE | FLEMINGTON NJ | 08822 | BP | SCO_EAST | 1,549,047 | 35.56 | 1,222,137 | 21.5 | 2 | 123,924 | 2 | 3 | 3 |
| | | | | | | | | | | 78,800,824 | 1,809 | 21,316,718 | 1,566 | 176 | 3,114,761 | 176 | 71 | 188 |
| <p>* Kept B12, L33.02 because same family ownership as L33, which has insufficient frontage. If town decides to include a credit reduction taken for insufficient frontage, then could meet frontage with the additional lot.</p> <p>** Final credit allocation likely reduced when number of apartment units is known.</p> <p>*** Credits allocated based on the greater of residential calculation or commercial to residential conversion calculation.</p> <p>Residential Calculation: (Parcel Acres - .5 EnvCst Acres)/7 - Existing DU</p> <p>Commercial Calculation: (Allowed Comm SF - Existing Comm SF)/43,000 - Existing DU</p> | | | | | | | | | | | | | | | (in lieu of 71 SFDUs) | | | |

**TDR Plan Element Appendix 3:
Utility Service Plan**

The utility service plan element of the master plan specifically addresses providing necessary utility services within receiving zones within a specified period, so that no development using TDR is unreasonably delayed because infrastructure is not available.

[NEXT PHASE OF TDR STUDY: INSERT UTILITY SERVICE PLAN WHEN COMPLETED BY TOWNSHIP]

**TDR Plan Element Appendix 4:
Capital Improvement Program**

The Capital Improvement Program must be adopted pursuant to the guidelines in the Municipal Land Use Law. With regard to transfer of development rights, it must also that includes the location and cost of all infrastructure for the receiving zone and a method of cost sharing if any portion of the costs are to be assessed against developers.

[NEXT PHASE OF TDR STUDY: INSERT CAPITAL IMPROVEMENT PROGRAM WHEN COMPLETED BY TOWNSHIP]

TDR Plan Element Appendix 5: TDR Requirements and Procedures

The Kingwood Township TDR Ordinance shall establish the method and procedures for the transfer of development rights in accordance with this Plan. The Kingwood Township TDR Receiving and Sending Zone parcels and credit allocations are contained in *Appendix 1*, and shall be incorporated by reference into said Ordinance. Further, sample instruments of transfer and restriction are incorporated in *Appendix 6*, and shall also be incorporated by reference into said Ordinance.

The Kingwood Township TDR Ordinance will generally include provisions regarding:

1. Program Eligibility and Applicability
2. TDR Credit Allocation and Appeal
3. Administrative Procedures for TDR Credit Enrollment, Transfer, Use and Recordation
4. Administrative Procedures for TDR Receiving Zone Review
5. Applicable Administrative Fees

I: The intent of the TDR program is to:

1. Provide an incentive for property owners to preserve farmland, [and dedicate and create open space, parks and recreational area] within the Kingwood Township TDR Project Area.
2. Allow opportunities for increased density in specific designated parts of the Kingwood Township TDR Project Area that are best suited to accommodate increased density.
3. Promote design and development consistent with the vision and goals of the Kingwood Township Master Plan and the TDR Element.
4. Allow the transfer of development rights between private and public parties, through direct sale of development rights from a qualified sending site property owner to brokers, developers, investors or any other party.

II: Definitions

- A. Definitions. Section 345-6 Definitions and word usage DEFINITIONS is hereby amended as follows:

“Base zoning” means the zoning in place for a sending or receiving zone parcel under the Kingwood Township Master Plan and land use regulations in effect on the date of the adoption of the development transfer ordinance.

“Development potential” or “development rights” means the rights permitted to a lot, parcel, or area of land under a zoning ordinance respecting permissible use, area, density, bulk or height of improvements. Development rights may be calculated and allocated in accordance with such factors as area, floor area, floor area ratios, density, height limitations, or any other criteria that will effectively quantify a value for the development right in a reasonable and uniform manner that will carry out the objectives of the Kingwood Township’s TDR Program.

“Development transfer” or “development potential transfer” means the conveyance of development potential, or the permission for development, from one or more lots to one or more other lots by deed, easement, or other means as authorized by ordinance.

“Receiving zone” means an area or areas designated in the Master Plan and zoning ordinance, adopted pursuant to N.J.S.A. 40:55 D-1 et seq., to which development rights generated from one or more sending zones may be transferred, and within which development may be increased by reason of the transfer, and which is otherwise consistent with the provisions of N.J.S.A. 40:55D-145.

“Sending zone” means an area or areas designated in the Master Plan and zoning ordinance, adopted pursuant to N.J.S.A. 40:55 D-1 et seq., from which development rights may be transferred to one or more receiving zones, and within which future development will be restricted by reason of the transfer, and which is otherwise consistent with the provisions of N.J.S.A. 40:55D-145.

“TDR certificate” means a recorded document, issued by Kingwood Township and recorded with the County Clerk, showing the number of TDR Credits available from a sending zone parcel to be used in the TDR receiving zone.

“TDR credit” means a numerical representation of development potential derived from a transfer ratio and the development potential to be conveyed from a sending zone and utilized in a receiving zone as part of a duly authorized TDR Program.

“TDR zoning” means the zoning authorized in the receiving zone when TDR credits are utilized.

“Transfer ratio” means the number of development rights that can be transferred from a sending zone property divided by the units of development that can be built on the receiving zone property through the use of TDR credits.

“Unit of development” means a right to build on a particular piece of property as determined by zoning ordinance; which may be measured by, but is not limited to acre, square foot, residential unit, floor area ratio, or height.

III: Eligibility

- A. The Kingwood Township TDR Program is intended as a method of preserving property within certain designated sending zones by allowing landowners the voluntary option of transferring their right to further develop property to a receiving zone or any other area so designated in this article and thereby restricting the subject property in perpetuity to its open space, recreational or public resource potential, except as modified herein. This voluntary land use option will preserve property in locations that are deemed important community resources while directing development to areas most suited for additional development within the Township.

- B. Property from which and to which development potential has been transferred shall be assessed at its fair market value reflecting the development transfer. Development potential that has been removed from a sending zone but has not yet been employed in a receiving zone shall not be assessed for real property taxation. Property in a sending zone or receiving zone that has been subject to a development potential transfer shall be newly valued, assessed, and taxed as of October 1 next following the development potential transfer.
- C. A parcel's eligibility for inclusion under the Kingwood Township TDR Program is described in the TDR Element of the Master Plan. The list of sending and receiving zone properties and credit allocations is attached to this article and is made part of it by reference.
- D. The following minimum eligibility requirements shall be met in order for an applicant or developer to participate in the Voluntary TDR Program:
 - 1) A sending zone parcel shall be designated in the TDR Plan of the Township Master Plan, as it may be last amended or superseded. The TDR Plan shall be a sub-plan element of the Master Plan of the Kingwood Township and shall be amended or superseded pursuant to the provisions of any applicable law.
 - 2) Kingwood Township TDR sending zone parcels identified on the TDR Plan may be increased in size to support open space, recreational or public resource use of the property without eliminating the parcels' eligibility for credits. Additional credits for the lands added which have not been enrolled prior to their addition to an existing lot may be obtained by following the credit allocation appeal process outlined in Section V below.
 - 3) A parcel located within a Kingwood Township TDR sending zone shall not be subject to existing deed restrictions or other prohibitions on further development or subdivision, except for open space, recreational or public resources whose inclusion is found to be in the public interest by the municipal governing body in accordance with N.J.S.A. 40:55D144b,
 - 4) The property which shall become the subject of the deed of easement, restriction and enrollment shall contain general reservation or dedication language for rights-of-way and easement areas that may be needed for state, county and Township infrastructure improvements, such as road and drainage improvements. The right-of-way dedication shall be submitted to the state, county or Township prior to filing the deed language. Impacted properties shall receive full credit value for public dedications. If the government entity chooses to purchase right-of-way or easement areas after the filing of the TDR deed of easement, the purchase price will be based on the residual value of the property.
 - 5) Any site which has been altered or developed, subsequent to the passage of this ordinance, for uses inconsistent with its farmland, [open space, recreational] or public resource shall be deemed ineligible to participate in the TDR program.
 - 6) In order to participate in the Kingwood Township TDR receiving zone, the parcel shall be located within the boundaries of a Kingwood Township TDR receiving zone, as amended and identified in TDR Element of the Township Master Plan.
 - 7) In order to participate in the Kingwood Township TDR receiving zone, not less than twenty-five percent of development potential above the base zoning to be gained on any lot shall be gained through the purchase of TDR credits. Any development

- proposal that does not meet this threshold shall be subject to the standards for the specified zone under the Township Master Plan and land use regulations in effect on the date of the adoption of the development transfer ordinance.
- 8) The locations within the Kingwood Township TDR sending and receiving zones are attached to this article and made a part of it by reference.
- E. If the owner of a Kingwood Township TDR sending or receiving zone parcel chooses not to participate in the TDR program, the applicable zoning shall be the base zoning established on the date this article is adopted.
- F. No density increases may be achieved in a receiving zone without the use of appropriate instruments of transfer. In no event shall the use of TDR be allowed to result in chargeable floor area or dwelling units in excess of the maximum as set forth in the Kingwood Township TDR Redevelopment Plan.
- G. Increasing the development potential of a parcel of property not located in a designated receiving zone for which a variance has been granted by more than 10% shall constitute a receiving zone and the receiving zone provisions of this article shall apply with respect to the amount of development potential required to implement the variance. This shall not apply to any development that fulfills the definition of a minor site plan or minor subdivision plan.
- H. This Kingwood Township TDR Program shall no longer be deemed reasonable if a sufficient percentage of the development potential has not been transferred as provided in N.J.S.A. 40:55D-156.
- I. This Kingwood Township TDR Program, including the real estate market analysis, shall be reviewed by the Planning Board and the Township Committee at the end of three years subsequent to its adoption. This review shall include an analysis of development potential transactions in both the private and public market, an update of current conditions in comparison to the development transfer plan element of the Township's Master Plan and Capital Improvement Program, and an assessment of the performance goals of the development transfer program, including an evaluation of the floor area constructed with and without the utilization of the development transfer ordinance. A report of findings from this review shall be submitted to the County Planning Board and the State Office for Planning Advocacy (formerly Office for Planning Advocacy) for review and recommendations. Based on this review, the Township shall act to maintain and enhance the value of development transfer potential not yet utilized and, if necessary, amend the Capital Improvement Program, the TDR Element of the Master Plan, and this TDR Ordinance.
- J. This Kingwood Township TDR Program, including the real estate market analysis, shall also be reviewed by the Planning Board and the Township Committee at the end of five years subsequent to its adoption. This review shall provide for the examination of the Development Transfer Ordinance and the real estate market analysis to determine whether the program for development transfer and the permitted uses in the sending zone continue to remain economically viable, and, if not, an update of the TDR Element of the Master Plan and Capital Improvement Program shall be required. If at least 25% of the development

potential has not transferred at the end of this five-year period, the Development Transfer Ordinance shall be presumed to be no longer reasonable, including any zoning changes adopted as part of the development transfer program, within 90 days after the end of the five-year period unless one of the following is met:

- 1) The Township immediately takes action to acquire or provide for the private purchase of the difference between the development potential already transferred and 25% of the total development transfer potential created in the sending zone under the development transfer ordinance;
 - 2) A majority of the property owners in a sending zone who own land from which the development potential has not yet been transferred agree that the TDR Ordinance should remain in effect;
 - 3) The Township can demonstrate either future success or can demonstrate that low levels of development potential transfer activity are due not to ordinance failure, but to low levels of development demand in general. This demonstration shall require the concurrence of the County Planning Board and the Office for Planning Advocacy (formerly the State Office for Planning Advocacy), and shall be the subject of a Township public hearing conducted prior to a final determination regarding the future viability of the TDR program;
 - 4) The Township can demonstrate that less than 25% of the remaining development potential in the sending zone has been available for sale at market value during the five-year period.
- K. The Planning Board and the Township Committee shall review the TDR Ordinance and the real estate market analysis at least every five years, with every second review occurring in conjunction with the review and update of the Township Master Plan. This review shall provide for the examination of the ordinance and the real estate market analysis to determine whether the program and uses permitted in the sending zone continue to be economically viable and, if not, an update of the Development Transfer Plan Element of the Master Plan and Capital Improvement Program shall be required. If 25% of the remaining development transfer potential at the start of each five-year review period in the sending zone under the TDR Ordinance has not been transferred during the five-year period, the Township Committee shall repeal the Development Transfer Ordinance, including any zoning changes adopted as part of the development transfer program, within 90 days after the end of that five-year period unless the Township meets one of the standards established pursuant to Section 20 of P.L. 2003, c.2 (N.J.S.A. 40:55D-156).
- L. The number of credits from one sending parcel may be allocated to more than one receiving parcel, and one receiving parcel may accept credits from more than one sending parcel.

IV: Credit allocation

- A. The Kingwood Township TDR credit allocation formula seeks to closely estimate the amount of development potential that could be constructed on a specified lot or in a specified zone under the Township Master Plan and land use regulations in effect on the date of the adoption of the development transfer ordinance.

- B. Where the TDR base zoning density differs from the pre-existing zoning density for the purposes of compensating for additional road right-of-way, an additional “dwelling unit allocation” may be assigned.
- C. In further accordance to N.J.S.A 40:55D-144b and c, for open space, recreation and public use lots currently zoned Recreation/Open Space, the prevailing zone surrounding said lots was used to determine the development potential.
- D. Where adjacent lots under common ownership reside in two or more zones, the highest development potential zone was used to determine the development potential.
- E. All sending zone parcels are assigned a minimum of one-quarter credit. Any allocation above one-quarter credit is rounded down to the nearest one-quarter credit.
- F. Credit allocation formula:

| Kingwood Township TDR Sending Zone Credit Allocation | | | | | | | | | |
|--|------------------------------------|---|---|---|---------------------------|---|---------------------------|---|-----------------------|
| Scenario 1 | Gross Parcel Acreage | - | ½ Environmentally Constrained Acreage | / | 7 units to the acre | - | Existing Dwelling Unit(s) | = | TDR Credit Allocation |
| Scenario 2 | Gross Parcel Area (Square Footage) | / | Allowable Floor Area (8-15% per zoning) | / | Conversion Ratio (43,000) | - | Existing Dwelling Unit(s) | = | TDR Credit Allocation |
| (Final credit allocation based on the scenario that yields the greatest number of credits) | | | | | | | | | |

- G. All parcels eligible for participation in the Kingwood Township TDR program as set forth in the Master Plan have been identified and a computation of the TDR credits allocated is incorporated within this section by reference.
- H. Upon the adoption of this section, the Township Clerk shall file with the County Recording Office a copy of the allocation table and Zoning Map showing graphically the location of the Township’s Kingwood Township TDR sending and receiving zones. A change in the credit allocation table by appeal, assignment or transfer to be effective must similarly be recorded in the County Recording Office.

V: Credit allocation appeal process

- A. Any landowner eligible for participation in a TDR program who is dissatisfied with his/her credit allocation may appeal his/her allocation in accordance with the procedures set forth below.
- B. Any appeal of a credit allocation must occur prior to the recording of an historic or open space TDR easement. Once a property is restricted through the recording of the easement, the opportunity for an allocation appeal is lost and the parcel's owner shall be irrefutably

presumed to have elected to accept the allocation given as an appropriate measure of the development potential of the parcel.

- C. The parcel owner shall submit a properly completed notice of appeal and required application and review fees to the administrative officer. Review fees shall be the same as escrow fees in effect at the time of appeal for a conceptual development application review. The notice shall include the following information:
- 1) Date of appeal.
 - 2) Name(s), mailing address(es) and telephone number(s) of all property owners of record.
 - 3) Copy of the latest legal description and deed to the property.
 - 4) Title report if so requested by the administrative officer if the administrative officer or other Township officials have reason to believe that the property is the subject of a development restriction.
 - 5) Block and lot number(s) of the tract parcel(s). Acreage of parcel(s) pursuant to Tax Map or property survey.
 - 6) Number of credits assigned to the parcel pursuant to the Allocation Table and number requested by the applicant.
 - 7) Supporting documentation which fulfills the requirements of the appeal process.
 - 8) Signature of applicant(s) and landowner(s), if different from the applicant.
 - 9) The appeal shall be publicly noticed in the same manner as notices for other applications for development in accordance with N.J.S.A. 40:55D-12.
- D. In order to appeal the allocation of credits, a conceptual subdivision and/or site plan conforming to the submission requirements of the Township's Subdivision Checklist and the zoning district's standards without variance and waiver shall be submitted. Conforming lots shall be based on the zoning of each individual parcel in effect as of the date of the adoption of the development transfer ordinance.
- E. The plan shall be prepared by a professional engineer licensed to practice in the State of New Jersey. The Planning Board shall determine the development yield for the tract within the time of action required of a preliminary subdivision and/or site plan application pursuant to N.J.S.A. 40:55D-48(c), once a complete application has been submitted by the applicant to the administrative officer.
- F. Each unit of development over the initial allocation found in the Allocation Table the Planning Board finds to be achievable without variance and waiver and certified by the Planning Department shall be assigned one credit. The total credits for the subject property shall be recorded in the Allocation Table.
- G. The parcel owner shall receive an additional one-time 1/4 credit if the appeal process as described above results in showing that the Township surplus zoning credit allocation was off by 20% or more.
- H. Appeal of a Planning Board decision in the determination of the allocation of credits shall be made to a New Jersey court of competent jurisdiction as provided for by law.

VI: Credit enrollment, transfer and use

- A. Prior to the sale or assignment of any sending zone TDR credit, a landowner shall seek to enroll property within the TDR program and thus create credits which may thereafter be transferred shall abide by the following procedures:
- 1) The landowner, on forms authorized by the Planning Board and obtained from the Planning Board Secretary, shall submit to the administrative officer:
 - a. The original and two copies of a fully completed enrollment application.
 - b. A nonrefundable review filing fee of \$250 payable by check to Kingwood Township and a signed agreement to pay additional fees up to a maximum of \$1,000 for application review. The maximum of \$1,000 shall include the initial nonrefundable filing fee deposit.
 - c. Proof that any and all outstanding Notices of Violation have been abated.
 - d. For open space or recreational resources, the sending site property owner is required to document that the parcel, or portion thereof pursuant to subsection E below, is no longer developable and shall be preserved as permanent open space or pursuant to an open space easement in one of the following ways, as determined by the Township case by case:
 - i. By Deed. The sending site property owner shall deed the ownership of the property to the Township subject to a recorded open space easement preserving the property in perpetuity as public open space. Improvement and maintenance of the property shall be the responsibility of the Township as defined in the open space easement.
 - ii. By Open Space TDR Easement. The sending site property shall retain title to the property by recording an open space easement in perpetuity over the parcel. The easement shall include the preparation and implementation of a stewardship plan defining improvement and maintenance responsibilities. All open space easements shall allow Township staff access to the property to ensure compliance with the easement.
 - e. The original and two copies of the TDR easement.
 - i. At a minimum, easements shall specify the following information:
 - (a) Certificate numbers for all allowable TDRs to be certified by the Planning Department for the parcel.
 - (b) Written consent of all lien holders and other parties with an interest of record in the sending parcel.
 - (c) An Open Space TDR Easement shall include language causing implementation of the stewardship plan for improvement and maintenance of the property.
 - (d) If the Township chooses, and at the request of the property owner, a reversibility clause can be included to allow for the removal of the easement if the property owner does not sell the associated TDR certificates, chooses to not participate in the TDR program, and returns all TDR certificates to the Township Planning Department within an allotted time period. All TDR

Certificates issued to a parcel within the TDR Sending Zone may only be reversed together at the same time and shall not be unbundled. Any reversal is subject to approval pursuant to *Article VII: Disenrollment*. Should a reversal occur, the transaction shall be recorded with the Township and County Clerk.

- (e) A statement that all transfers of TDR Certificate ownership, including a description of the monetary or other consideration as applicable for the conveyance, shall be recorded as a deed of TDR Certificate transfer with the County Clerk with copy of the same sent to the administrative officer.
 - (f) A statement that the easement shall be binding on successors in ownership and shall run with the sending parcel in perpetuity.
 - ii. The Township shall be responsible for monitoring of easements or may select any qualified person or organization to maintain the easements on its behalf.
 - f. Clear proof of title by a New Jersey certified Title Company.
- 2) Within 45 days of receipt, the administrative officer shall:
- a. Determine that the application:
 - i. Accurately specifies the number of TDR credits available to the parcel.
 - ii. Covers a parcel of land eligible for inclusion within the TDR program.
 - iii. Accurately sets forth the block and lot description of the parcel seeking enrollment.
 - iv. Contains all other information as required by the Township enrollment form.
 - b. Perform an inspection of the property to ensure that the property has not been altered or developed, subsequent to the passage of this ordinance, in a manner inconsistent with its agricultural, [open space, recreational] or public resource so as to be deemed ineligible to participate in the TDR program.
 - c. Assign serial numbers and create TDR Certificates for each TDR credit to be created.
- 3) Review by Board Attorney.
- a. The administrative officer shall forward to the Planning Board Attorney for review:
 - i. Signed certification that the application procedures required by this article have been satisfied and that, upon proper recording of the easement, the parcel will contain the number of TDR credits specified within the certification.
 - ii. One copy of the enrollment application and form(s).
 - iii. Clear proof of title.
 - iv. The original and one copy of the TDR easement.
 - v. The original and one copy of each TDR Certificates.
- 4) The Planning Board Attorney shall determine within 15 days of receipt that:
- a. The TDR easement and TDR Certificates are in a proper legal form for recording in the County Clerk's office.

- b. The applicant for enrollment holds legal title clear of any encumbrances to the parcel or that the holder of any lien, mortgage or other interest has agreed in writing to subordinate its interest in the parcel to the public interests set forth in the easement.
 - 5) Upon determining the facts set forth above, the Planning Board Attorney shall certify to these facts by:
 - a. Signing the TDR easement and TDR Certificates at a space provided.
 - b. Returning the original easement and certificates to the administrative officer for further processing.
 - 6) Upon return of the original TDR easement and TDR Certificates signed by the Planning Board Attorney, the administrative officer shall:
 - a. Provide the owner opportunity to execute the TDR easement and TDR Certificates at a space provided. If unexecuted within 45 days, the enrollment shall be null and void and the landowner must reapply.
 - b. Return the fully executed and notarized TDR easement and TDR Certificates to the Planning Board Attorney for recording. The easement and TDR Certificates shall be recorded with the County with copy of the same to be sent to the Township assessor's office and the administrative officer.
 - 7) Upon receipt of proof that a TDR easement and TDR Certificates have been recorded, the administrative officer shall:
 - a. Record the fact of recordation upon the records of the Township. This record shall include the County Clerk's assigned book and page of recording.
 - b. Forward a copy of the recorded TDR easement and TDR Certificates to the Planning Board for its information.
 - 8) A landowner shall be responsible for all costs associated with the review of the enrollment application, including professional fees authorized by this article.
 - 9) The administrative officer shall act on all applications submitted in the order in which they are submitted and determined to be complete.
 - 10) An application for enrollment may be submitted simultaneously with an application for assignment, however, the time periods established for review of credit assignment by the administrative officer and Planning Board Attorney shall not commence until TDR easement and TDR Certificates are recorded.
- B. Landowners desiring to subdivide an existing parcel proposed for transfer of credits shall meet the following requirements:
- 1) The applicant may simultaneously file an application for minor subdivision approval to create a lot, so long as all lots created as part of the subdivision shall meet the minimum standards for lots within the zoning district. The minor subdivision application shall not be subject to the creeping subdivision provisions of the definition of "minor subdivision" whereby any second subdivision of land subsequent to and involving the same tract shall be deemed a major subdivision.
 - 2) The Planning Board, in reviewing said subdivision, shall make a determination whether the same causes a detrimental effect on the historic or open space resource for which the parcel was identified as a TDR sending zone.

- a. If the subdivision is deemed by the Planning Board to be detrimental, the owners may either withdrawal the subdivision request, or agree to withdrawal the tract from the TDR sending zone.
 - b. If the subdivision is deemed by the Planning Board not to be detrimental, the commensurate number of credits for the subdivided lot shall be subtracted from the total credits to be transferred from the tract, and so recorded in the TDR credit allocation table and record of transfers.
 - 3) The time periods established for review of credit enrollment or assignment by the administrative officer and Planning Board Attorney shall not commence until after the subdivision review is complete and acted upon by the Planning Board.
- C. TDR Certificates shall be transferred according to the following procedures:
- 1) All TDR Certificate purchase prices shall be open to negotiation between the buyer and seller, except that public funds shall not be used to purchase TDR Certificates for an amount greater than their market value.
 - 2) TDR Certificates may be conveyed to brokers, developers, investors or any other party before they are ultimately assigned to a TDR receiving zone site.
 - 3) TDR Certificates shall be transferred in the same manner as any real property in the State of New Jersey; and therefore, will only be recognized as conveyed upon recordation of a Deed of TDR Certificate Transfer with the County.
 - 4) At a minimum, the Deed of TDR Certificate Transfer shall include:
 - a. The names and addresses of the TDR Certificate buyers (grantees) and sellers (grantors).
 - b. The serial number(s) of the TDR Certificate(s) to be conveyed.
 - c. The monetary or other compensation under which the transfer occurred.
 - d. New TDR Certificate(s) that include the name(s) and address(es) of the grantee.
 - 5) The purchaser of the TDR Certificates shall, upon filing of the Deed of TDR Certificate Transfer, file proof of recording and supply a copy of the Deed to the administrative officer.
 - 6) Upon receipt of proof that the transfer has been recorded, the administrative officer shall:
 - a. Record the fact of recordation upon the records of the Township. The record shall include the County Clerk's assigned book and page of recording.
 - b. Forward a copy of the recorded assignment to the Planning Board for its information.
 - 7) The purchaser of TDR Certificates shall be obligated to present credible evidence of the transfer to the Township Clerk or other designee within 30 days of the transaction. Each and every day in which the transaction record has not been so transmitted to the Township Clerk within the specified time limit shall constitute a separate violation of the provisions of this chapter and enforceable by fine, imprisonment, and/or community service as otherwise provided herein. The Township Clerk shall so record the transaction in the record of transfer and annually in January provide a copy of the record of transfer to the administrative officer and the Tax Assessor's office to be kept on file.

- D. An owner or developer of land located within the receiving zone may utilize credits held by a TDR Certificate holder, or his assigns, to increase the floor area that may be developed by utilizing the following procedures:
- 1) The owner/developer of land within the receiving zone must first obtain final approval for the development of a project within the receiving area contingent and conditioned on the acquisition and assignment of TDR credits.
 - 2) To meet the condition of approval, the owner/developer, at or prior to the signing of a subdivision plat or the issuance of the first building permit, whichever occurs first, on forms approved by the Planning Board and obtained from the Planning Board Secretary, shall submit to the administrative officer:
 - a. An original and two copies of completed application for TDR credit assignment which indicates the source of credit to be used within the development.
 - b. An original and two copies of the Deed(s) of TDR Certificate Transfer.
 - c. All appropriate fees for review.
 - 3) The administrative officer shall, within 45 days of receipt, determine that the application:
 - a. Accurately specifies the number of TDR credits needed for the development of the parcel sought to be developed.
 - b. Demonstrates that the developer owns all TDR Certificates needed to meet the credit requirements for the proposed development.
 - c. Accurately specifies by reference to assigned serial numbers of credits being used by the development.
 - d. Accurately provided such other information required by the application.
 - 4) If the administrative officer determines that the application and supporting documentation established in the criteria set forth above, the administrative officer shall sign the Deed of TDR Certificate Assignment, certifying that upon recording the Deed of TDR Certificate Assignment will permanently transfer the TDR Certificates and associated credits as referenced by serial number to the receiving zone parcel cited, provided that if the Deed of TDR Certificate Assignment is not recorded within 90 days of the date that the certification is signed, unless this time period is extended by the applicant, the Deed of TDR Certificate Assignment shall be null and void
 - a. The Deed of TDR Certificate Assignment shall include the original TDR Certificates with the word "Extinguished" conspicuously written across the documents.
 - 5) Upon signing, the Deed of TDR Certificate Assignment shall be returned to the Planning Board Attorney for recording.
 - 6) Proof of recordation shall be provided to the administrative officer prior to the issuance of any building permit for development of the land upon which the credit is to be used.
 - 7) Recording the Deed of TDR Certificate Assignment shall extinguish the use of any assigned credit except upon the receiving zone parcel to which the TDR credit has been assigned.
 - 8) Upon receipt of proof that the Deed of TDR Certificate Assignment has been recorded, the administrative officer shall:

- a. Record the fact of recordation upon the records of the Township. The record shall include the County Clerk's assigned book and page of recording.
 - b. Forward a copy of the recorded deed of credit assignment to the Planning Board for its information.
 - 9) A landowner shall be responsible for all costs associated with the review of the assignment application, including professional fees later authorized by the ordinance.
 - 10) The administrative officer shall act on all applications in the order in which they are received and determined to be complete.
- E. At the time a final plan for the first section of an approved subdivision plan is signed by representatives of the Township or the signing of an approved plan by the Township Engineer of a final site plan which utilized or affects, in the opinion of the Planning Board Attorney, the operation of the TDR program in the receiving area, the person or entity submitting the application for development cited shall record against the land to be developed a deed of dedication on forms approved by the Kingwood Township which dedicates the entire site for use in the TDR program. The residual credits existing on the land covered by the development shall be deemed created only upon the filing of the deed of dedication cited. Filing the deed of dedication shall entitle the landowner to use the credits created on the land affected by the application of development at the density or for the uses permitted by the TDR provisions of this article. Until the deed of dedication is recorded, the land is subject to the zoning density and land use restrictions otherwise controlling within the TDR receiving zone.
- F. The administrative officer shall maintain a TDR registry, publicly accessible via the internet, documenting current TDR Certificate holders and serial numbers, all TDR Certificate transfers and monetary consideration for the same, as well as TDR Certificate assignments. The TDR registry shall be recorded with the New Jersey State TDR bank, and should one be established, the county development transfer bank per N.J.S.A. 40:55D-158 and 40:55D-159 and the State Banking Act, N.J.S.A. 4:1C-53.
- 1) The Township shall annually prepare and submit a report on activity undertaken pursuant to this article, and submit copies of the report along with an analysis of the effectiveness of the article to the State Planning Commission and the State TDR Bank on July 1 of the third year next following enactment and annually thereafter.

VII: Disenrollment.

- A. It is understood that the TDR Program is voluntary. The Master Plan and Zoning Ordinance provide a reasonable balance between the number of credits which are allocated to the sending zone and the capacity of the acreage within the receiving zone to accommodate transferred credits; however, if a number of landowners/developers within the receiving area elect to develop their land without the use of credits, it is conceivable that more credits capable of being transferred will have been created than available locations for their receipt. Recognizing the inherent unfairness that may be visited upon a property owner in the sending zone or his assignee should property be enrolled within the program without there being in existence an adequate area within the receiving zone to utilize the credits so created, this

subsection has been created to provide relief. N.J.S.A.40:55D-154 establishes standards for the rebuttable presumption that the development transfer ordinance is no longer reasonable, and as such a land owner may seek disenrollment if the ordinance is deemed to be no longer reasonable by the Township.

B. Procedures for disenrollment.

- 1) A sending zone landowner whose TDR easement includes a reversibility clause may apply to disenroll his land from involvement with the TDR program according to the terms of the TDR Easement and following procedures:
 - a. The landowner, on forms authorized by the Board and obtained from the Planning Board Secretary, shall submit to the administrative officer:
 - i. The original and two copies of a fully completed disenrollment application.
 - ii. Review fees.
 - iii. The original and two copies of the disenrollment document designed to terminate the restrictions imposed upon the landowner's property.
 - iv. Clear proof of title.
 - v. Proof that none of the credits created for the property by enrollment have been conveyed to a third party through the filing of a Deed of TDR Certificate Transfer.
 - a. Transfers amongst immediate family members, or in association with an Estate or Divorce proceedings shall be exempt, and permitted to apply for disenrollment. Proof of the above exemptions shall be provided at the time of application.
 - b. The administrative officer shall, within 45 days of receipt, determine that the application is complete.
 - c. Upon determination that the application is complete, the administrative officer shall schedule a public hearing before the Planning Board on notice to the public. At this hearing, the Planning Board shall determine whether a hardship exists to the landowner through an inability to utilize his credits within the receiving zone or for other good and sufficient reasons the public's interest would be served by allowing relief from the restrictions imposed under the TDR program. In reaching this conclusion, the Planning Board shall take into consideration all evidence, both submitted in favor of and in opposition to the relief required, in accordance with the procedures normally available for development applications before the Board. After this review, the Board shall reduce its findings to a written resolution recommending to the Township Committee whether to grant or deny the application proposed. If the Board fails to act within 90 days of the date the application is submitted, unless this time period is extended by the applicant, the application shall be deemed approved.
 - d. If the application is approved, the record before the Board, including its findings, shall be submitted to the Township Committee and to the applicant. The Township Committee shall review the proceedings before the Planning Board and determine whether good cause exists for the relief specified. If it agrees that the relief should be granted, it shall direct the Mayor and

Township Clerk to execute the disenrollment document. If the Township Committee does not agree that the relief should be granted, approval to disenroll shall be denied and the applicant shall be required to reapply if relief is to be obtained.

- e. Upon receipt of proof of recording of the disenrollment document, the administrative officer shall:
 - i. Record the fact that the disenrollment document has been recorded on the Township records, including the County Clerk's assigned book and page of recording.
 - ii. Forward a copy of the recorded disenrollment document to the Planning Board for its information.
- 2) The assignee and/or landowner seeking either reassignment or disenrollment shall be responsible for all costs associated with the review of the reassignment or disenrollment, including professional fees authorized by this chapter.
- 3) The assignee and/or landowner may extend the time limits for administrative action by the administrative officer or by the Planning Board. This right to extend shall not apply to any time period set forth in this article for recording of a document.

VIII: Receiving zone development review

- A. The use of TDR credits shall occur as indicated on an approved plan for the receiving zone lots that have been specified for development. Receiving zone lots may have "by-right" densities as base zoning that may be exercised as part of the TDR development process. Not less than twenty-five percent of development potential above the base zoning to be gained on any lot shall be gained through the purchase of TDR credits. Any development proposal that does not meet this threshold shall be subject to the standards for the specified zone under the Township Master Plan and land use regulations in effect on the date of the adoption of the development transfer ordinance.
 - a. No density increases may be achieved in a receiving zone without the use of appropriate instruments of transfer. In no event shall the use of TDR be allowed to result in chargeable floor area or dwelling unit in excess of the maximum as set forth in the Kingwood Township TDR Redevelopment Plan.
- B. Each development credit transferred from the sending zone(s) shall equal [1.21 Detached Single Family Homes, 1.85 Twins/Duplexes, 2.75 Townhomes, 4.31 Multi-family Units], as applicable, in the receiving zone.
- C. The TDR development option may be exercised only for parcels located within receiving zones, as applicable. Applicants exercising the TDR development option shall submit an application that identifies the properties within the receiving utilized to effectuate the development in accordance with their respective requirements. Application for receiving zone development may only be made after the layout for that portion of the receiving districts intended for importation of credits from the sending zone(s) has received preliminary subdivision and/or site plan approval from the Planning Board. The applicant shall have secured through an equity interest all necessary TDR credits for increasing the permitted density in the receiving zone prior to final action being taken by the Planning Board.

- D. Prior to any approval of a receiving zone development plan, the Planning Board shall find the following facts and conclusions:
- a. That departure by the proposed development from zoning regulations otherwise applicable to the subject properties conforms to the Zoning Ordinance standards pursuant to N.J.S.A. 40:55D-65(c).
 - b. That the proposals for the maintenance and conservation of common open space are reliable, and the amount, location and purpose of the common open space are adequate;
 - c. That provisions through the physical design of the proposed development for public services, control over vehicular and pedestrian traffic, and the amenities of light and air, recreation and visual enjoyment are adequate;
 - d. That the proposed development will not have an unreasonably adverse impact upon the area in which it is proposed to be established;
 - e. In the case of a proposed development which contemplates construction over a period of years, that the terms and conditions intended to protect the interests of the public and the residents, occupants and owners of the proposed development in the total completion of the development are adequate;
 - f. That the proposed development will have adequate public water and public sanitary sewer capacity for the intensity of development requested.
- E. The Planning Board shall act upon an application for a development within the receiving zone in the same time and manner as for a preliminary major site plan application pursuant to N.J.S.A. 40:55D-46. No action shall be taken upon the development application unless a complete submission has been made in accordance with the applicable checklist.

TDR Plan Element Appendix 6:
Sample TDR Easements

**DEED OF EASEMENT
FARMLAND CONSERVATION RESTRICTION &
TRANSFER OF DEVELOPMENT RIGHTS ENROLLMENT**

[Property Name]
Kingwood Township, Hunterdon County, New Jersey

Prepared by: Township of Kingwood

Record and Return to: Township of Kingwood
PO Box 199
Baptistown, NJ 08803

This Farmland Conservation Easement & Transfer of Development Right (TDR) Enrollment is made this _____ day of _____, Two Thousand and _____ between **[GRANTOR NAME(S)]**, of **[ADDRESS]** (its successors and assigns, collectively, "Grantor"), and

TOWNSHIP OF KINGWOOD ("Township"), a municipal corporation of the State of New Jersey, 599 Oak Grove Road, Frenchtown, New Jersey 08825, its successors and assigns (collectively, "Township").

Witnesseth:

WHEREAS, Grantor is the sole owner in fee simple of Property which consists of approximately ____ acres of land, located in the Township of Kingwood, County of Hunterdon, State of New Jersey known as: Block(s) _____, Lot(s) _____ on the current tax map of said municipality (the "Property"), more particularly described in a metes and bounds description of the Property attached to and made a part here of as Schedule A; and

WHEREAS, the Property is agricultural land with resource qualities that benefit the general public by providing [include/add all "qualities" that apply] and;

WHEREAS, the qualities of the Property are further documented in an inventory of the Property dated _____, and attached hereto as Schedule B ("Baseline Data Report"), a component of the Present Condition Report prepared for the Property which consists of reports, maps, photographs, and other documentation that the parties agree provide accurate

representation of the Property at the time of this grant and which is intended to serve as baseline information for monitoring compliance with the terms of this grant; and

WHEREAS, Grantor intends, as owner of the Property, to convey to Grantee the right to preserve and protect the conservation values of the Property in perpetuity; and

WHEREAS, all/a portion of the Property will be open to the public for passive recreational activities; and

WHEREAS, this easement is entered into in accordance with the New Jersey Conservation and Historic Preservation Restriction Act (N.J.S.A. 13:8B-1 *et seq.*) and shall be binding upon the Grantor its successors and assigns and upon the Grantee, its successors and assigns;

WHEREAS, the Property is located within a Sending Zone under the Township of Kingwood Transfer of Development Rights Ordinance permitting Grantor to create [number] TDR credits by enrolling the Premises in the TDR program; and

NOW THEREFORE, in consideration of [number] saleable TDR credits, and other good and valuable consideration, grantor hereby unconditionally and irrevocably grants and conveys to Township, its successors and assigns, and Township hereby accepts, pursuant to the laws of New Jersey, for the exclusive purpose of assuring that the agricultural opportunities of the Property ("Conservation Values") will be conserved and maintained forever and that uses of the Property that are inconsistent with these Conservation Values will be prevented or corrected.

- I. **Purpose.** It is the purpose of this Easement to assure that the Conservation Values of the Property will be retained forever; to prevent any use of the Property that will impair or interfere with the Conservation Values; and to encourage management practices that are consistent with the terms of this easement and provide for long term protection of the Conservation Values of the Property.
1. **Use Restrictions.** Except for those rights expressly reserved, any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Grantor and all future owners, transferees, assigns and devises shall hold the lands subject to these restrictions and agrees that:
 - A. **Subdivision and Development.** Any new development or subdivision of the Property is expressly prohibited, except for specific rights retained in this Easement.

- B. **Agricultural Use.** The Premises shall be retained for agricultural use and production. Agricultural use shall mean the use of the premises for common and ordinary farm site activities, which activities shall deem the property eligible to receive farmland assessment pursuant to NJSA 54:4-23.1 et. seq., including, but not limited to: production, harvesting, storage, grading, packaging, processing and the wholesale and retail marketing of crops, plants, animals and other related commodities and the use and application of techniques and methods of soil preparation and management, fertilization, weed, disease and pest control, disposal of farm waste, irrigation, drainage and water management and grazing.
- C. Disposal of sludge or any waste material resulting from the treatment of waste water, domestic or otherwise, is expressly prohibited.
- D. No sand, gravel, loam, rock or other minerals shall be deposited on or removed from the premises except those materials required by the agricultural purpose to which the land is used. Grantor retains the rights to and reserves all oil, gas, and other mineral rights in the land underlying the premises, provided that any prospective drilling and/or mining will be done by slant from adjacent property or in any other manner which will not materially affect the agricultural potential of the property.
- E. No dumping or placing of trash or waste material shall be permitted on the Premises unless expressly recommended by the County of Hunterdon as an agricultural management practice.
- F. No activity shall be permitted on the premises which would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation.
- G. The Premises may be used for certain recreational activities such as hunting, fishing, cross country skiing and ecological tours, only if such activities do not interfere with the potential use of the land for agricultural production. Other recreational activities which alter the premises, such as golf courses and athletic fields, are prohibited unless expressly authorized by ordinance.
- H. **Structures.**
 - (i) All existing structures shall be contained within a ____-acre non-severable easement exception area ("Exception Area"), further described in Schedule A attached hereto. The Exception Area shall not be subdivided from the Property. All other terms and restrictions of this easement shall not apply to the Exception Area. Construction of billboards and cellular phone towers, golf courses, airstrips, and helicopter pads are expressly prohibited on the Property.

- (ii) New buildings for agricultural purposes may be constructed on the Premises. The construction of new buildings for residential uses shall adhere to the following:
 - a. The provision of structures for housing of agricultural labor employed by the landowner of the agricultural operation, but only with the approval of the Township Construction Official is permitted. If the Township Construction Official grants approval for the construction of agricultural labor housing, such housing shall not be used as a residence for the landowner, landowner's spouse, landowner's parents, landowner's lineal descendants, adopted or natural, landowner's spouse's parents, landowner's spouse's lineal descendants, adopted or natural; and
 - b. The construction of a single family residential building anywhere on the premises in order to replace any single family residential building in existence at the time of conveyance of this Deed of Easement, but only with the approval of the Township Construction Official is permitted.
 - c. The construction of a new single family residential unit is permitted on the Premises pursuant to the following requirements:
 - 1. The total number of single family residential units (including existing units) which may be built on the premises shall not exceed one (1) unit per fifty (50) acres of gross lot area;
 - 2. Landowner must utilize one (1) TDR credit for every new residential unit constructed; (iv)
- (iii) If the premises are less than fifty (50) acres in size, one (1) single family residence is permitted to exist on the property.

II. Negative Restrictions.

- A. Nothing shall be construed to convey a right to the public of access to or use of the Premises except as stated in this instrument or as otherwise provided by law.
- B. Nothing shall impose upon the Grantor any duty to maintain the Premises in any particular state, or condition, except as provided for in this instrument.
- C. Nothing in this instrument shall be deemed to restrict the right of the Grantor to maintain all roads and trails existing upon the Premises as of the date of this instrument. Declarant shall be permitted to construct, improve or reconstruct any roadway necessary to service crops, agricultural building, or reservoirs as may be necessary.
- D. Reserved from the effect of the positive restrictions above are any and all future rights of way and easement areas that may be needed for

county and municipal infrastructure improvements, such as future road and drainage improvements, which areas shall be exempted from the restriction against future development.

III. Non-conforming Uses – Continuation and Representations.

- a. All non-agricultural uses, if any, existing on the Premises at the time that Grantor records this instrument as set forth below may be continued and any structure may be restored or repaired in the event of a partial destruction thereof, subject to the following:
 - i. No new structures or the expansion of pre-existing structures for non-agricultural uses are permitted;
 - ii. In the event that Grantor abandons the pre-existing non-agricultural use, the right of the Declarant to continue the use is extinguished.
- b. Grantor certifies that, at the time of the recording of the TDR Easement, the non-agricultural uses indicated on attached Schedule B existed on the Premises. All other non-agricultural uses are prohibited except as expressly provided in this instrument.
- c. At the time of this conveyance, Grantor has _____ existing single family residential building(s) on the Premises and _____ residential building(s) used for agricultural labor purposes. Grantor may use, maintain, and improve existing buildings on the Premises for agricultural, residential and recreational uses subject to the following conditions:
 - i. Improvements to agricultural buildings shall be consistent with agricultural uses;
 - ii. Improvements to residential buildings shall be consistent with Agricultural or single and extended family residential uses. Improvements to residential buildings for the purpose of housing agricultural labor are permitted only if the housed agricultural labor is employed by the Declarant; and
 - iii. Improvements to recreational buildings shall be consistent with agricultural or recreational uses.

IV. **Rights of Grantor.** The ownership rights of the Grantor extend to Grantor's personal representatives, heirs, successors, and assigns and include, but are not limited to, the right to sell or otherwise transfer the Property.

V. **Rights of Grantee.** To accomplish the conservation purposes of this Easement the following rights are conveyed to the Grantee:

- A. **Enforcement.** Grantee has the right to preserve and protect the conservation values of the Property.

- B. **Inspection.** Grantee and its agents shall be permitted access to, and have the right to enter upon, the Property with reasonable notice to the Grantor, for the purposes of inspection in order to enforce and assure compliance with the terms and conditions of this Easement. Except in cases where Grantee determines that immediate entry is required to prevent, terminate, or mitigate a violation of this Easement, such entry shall be upon prior notice to the Grantor.

VI. **Responsibilities of Grantor and Grantee not affected.** Other than as specified herein, this Easement is not intended to impose any legal or other responsibility on the Grantee, or in any way to affect any existing obligations of the Grantor as owner of the Property. This shall apply to:

- A. **Taxes.** Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as result of, this Easement, and shall furnish Township of Kingwood or its assigns with satisfactory evidence of payment upon request.
- B. **Upkeep and Maintenance.** The responsibility for the upkeep and maintenance of the Property.
- C. **Liability and Indemnification.** Grantor shall hold harmless, indemnify and defend Grantee and its members, directors, officers, employees, agents, and contractors, and their successors and assigns from and against all liabilities, penalties, costs, losses, damages, expenses or claims, including, without limitation, reasonable attorneys fees arising from or in any way connected with injury to or the death of any person or physical damage to any property resulting from any act, omission condition or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the negligence of any of the indemnified parties.

Grantee shall be responsible for losses or damages resulting from the negligent use, maintenance or occupancy of the Public Access Area to the extent legally liable for such actions by the New Jersey Tort Claims Act, NJSA 59:1-1 et seq. The liability, if any, of the Grantee shall be subject to the availability of state of New Jersey funds.

Grantor's agreement to hold harmless and indemnify Grantee shall not affect the statutory protections available to the Grantor under the Landowner's Liability Act, NJSA 2A:42A-2, et seq.

VII. **Remedies.** The Grantee shall have the right to prevent and correct violations of the terms of this Easement. Enforcement of the terms of this Easement shall be at the discretion of the Grantee and any failure on behalf of the Grantee to exercise its rights hereunder shall not be deemed or construed to be a waiver of the Grantee

of those rights. This shall be true regardless of the number of violations of the terms of this Easement by the Grantor that occur or the length of time it remains unenforced.

If the Grantee finds what it believes is a violation of the terms of this Easement, it may without limitation as to other available legal recourse, at its discretion take any of the following action:

- A. **Notice of Violation; Corrective Action.** If Grantee determines that a violation of the terms of this Easement has occurred or is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation in accordance with a plan approved by the Grantee.
- B. **Injunctive Relief.** If Grantor fails to cure the violation within 45 days after receipt of notice from the Grantee, or under circumstances where the violation cannot reasonably be cured with a 45 day period, fail to begin curing such violation, or fail to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin ex parte the violation by temporary or permanent injunction, and to require the restoration of the Property to the condition that existed prior to such injury. The Grantor acknowledges that any actual or threatened failure to comply or cure will cause irreparable harm to the Grantee and that money damages will not provide an adequate remedy.
- C. **Damages.** Grantee shall be entitled to recover damages for violation of the terms of this Easement or injury to any Conservation Values protected by this Easement, including, without limitation, damages for the loss of Conservation Values. Without limiting Grantors' liability, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.
- D. **Costs of Enforcement.** In any case where a court finds that a violation has occurred, all reasonable costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs and expenses of suit and reasonable attorney's fees, and any costs of restoration necessitated by Grantor's violation of the Easement shall be borne by the Grantor.

VIII. **Grantor's Warranties.**

- A. **Title.** Grantor warrants good and sufficient title to the Property, free from all encumbrances and hereby promises to defend the same against all claims that may be made against it. Grantor warrants the Property to be free from all

mortgages, liens, encumbrances, restrictions, easements, covenants and conditions, except those that the Purchaser determines do not interfere with its proposed use of the Property. The Property may only be subject to a mortgage if the holder of such mortgage agrees to subordinate it to the Easement in a manner satisfactory to the Grantee.

- B. **Hazardous Substances.** Grantor warrants no actual knowledge of a release or threatened release of hazardous substances or wastes on the Property. Grantor hereby promises to defend and indemnify Grantee against all litigation, claims, demands, penalties and damages, arising from or connected with any release of hazardous waste or violation of federal, state, or local environmental laws.
- IX. **Township's Discretion.** Enforcement of the terms of this Easement shall be at Township's sole discretion, and any forbearance by Township in the exercise of its rights under this Easement, in the event of any breach of any term of this Easement by Grantor, shall not be deemed to be a waiver by Township of such term, or of any of its rights under this Easement. No delay or omission by Township in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.
- X. **Township's Obligations.** Township warrants and covenants that:
- A. In the event that Township acquires fee simple title to the Property, any transfer of the title, from Township to another, shall be subject to the terms of this Easement, or a new easement with equivalent terms.
- B. Township may, in its sole discretion, without notice to Grantor, convey, assign, or transfer this Easement to a unit of federal, state, or local government, or to a similar local, state, or national organization whose purposes are to promote preservation or conservation of historical, cultural or architectural resources, and which, at the time of the conveyance, is a qualified organization under Section 170(h)(3) of the Internal Revenue Code of 1986, as amended, provided that the conveyance, assignment, or transfer requires that the preservation and conservation purposes for which this Easement was granted will continue to be carried out.
- XI. **Transfer of Township's Obligations and Rights.** In the event of dissolution, Township's interest in the Property shall pass to the State of New Jersey. At any time before dissolution, Township may transfer its interest in the Property to the State of New Jersey, or to a nonprofit organization (organized under the New Jersey Nonprofit Corporation Act, N.J.S.A. 15A:1-1 et seq., and that is exempt from federal income taxation under Section 501(c)(3) of the federal Internal Revenue Code of 1986, as amended ("Code") and satisfies the requirements to be a qualified organization with respect to historic preservation

easements within the meaning of section 170(h) of the Code, or under any substantially similar provision of any successor tax code, whose purposes are to promote preservation or conservation of historical, cultural or architectural resources and which is authorized to hold such an easement in and with respect to property located in the state of New Jersey.

- XII. **Amendment of Easement.** This easement may be amended only with the written consent of grantee and Grantor. Any such amendment shall be consistent with the purposes of this Easement and with the laws of the State of New Jersey and any regulations promulgated pursuant to those laws.
- XIII. **Interpretation.** This Easement shall be interpreted under the laws of the State of New Jersey, resolving any ambiguities and questions of the validity of specific provisions so as to give maximum effect to its conservation purposes.
- XIV. **Perpetual Duration.** This Easement shall be servitude running with the land in perpetuity, except that the Easement may be dissolved following proper disenrollment procedures. Every provision of this Deed that applies to the Grantor or Grantee shall also apply to their respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear.
- XV. **Disenrollment.** Grantor reserves the right to withdraw from the Township of Kingwood Transfer of Development Rights Program by recording a disenrollment document property authorized by the Township Committee of the Township of Kingwood pursuant to the Township of Kingwood Transfer of Development Rights Ordinance.
- XVI. **Integration.** This Easement comprises the entire agreement between Grantor and Township, and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein.
- XVII. **Notices.** Any notices required by this Easement shall be in writing and shall be personally delivered or sent by first class mail, to Grantor and Grantee at the following addresses, unless a party has been notified of a change of address:

To Grantor:

[insert legal address]

To Grantee:

Township of Kingwood
PO Box 199
Baptistown, NJ 08803

- XVIII. **Subordination.** At the time of the conveyance of this Easement, the Property is subject to a Mortgage/Deed of Trust held by **[add mortgagee name and address]** (hereinafter, "Mortgagee"/"Lender"). The Mortgagee/Lender joins in the execution of this Easement to evidence its agreement to subordinate the Mortgage to this Easement under the following conditions and stipulations:
- A. The Mortgagee/Lender and its assignees shall have a prior claim to all insurance proceeds as a result of any casualty, hazard, or accident occurring to or about the Property and the proceeds of any condemnation proceeding, and shall be entitled to same in preference to Grantee until the Mortgage/the Deed of Township is paid off and discharged, notwithstanding that the Mortgage/the Deed of Trust is subordinate in priority to the Easement.
 - B. If the Mortgagee/Lender receives an assignment of the lease, rents, and profits of the Property as security or additional security for the loan secured by the Mortgage/Deed of Trust, then Mortgagee/Lender shall have prior claim to the leases, rents, and profits of the Property and shall be entitled to receive same in preference to Grantee until the Mortgagee's /Lender's debt is paid off or otherwise satisfied, notwithstanding that the Mortgage/Deed of Trust is subordinate in priority to the Easement.
 - C. The Mortgagee/Lender or purchaser in foreclosure shall have no obligation, debt, or liability under the Easement until the Mortgagee/Lender or a purchaser in foreclosure under it obtains ownership of the Property. In the event of foreclosure or deed in lieu of foreclosure, the Easement is not extinguished.
 - D. Nothing contained in this Easement shall be construed to give any Mortgagee/Lender the right to violate the terms of this Easement or to extinguish this Easement by taking title to the Property by foreclosure or otherwise.
- XIX. **Severability.** Should any covenant or restriction herein contained, or any subsection, sentence, clause, phrase or term of this Declaration be declared to be void, invalid, illegal, or unenforceable, for any reason, by the adjudication of any court or other tribunal having jurisdiction, such a declaration shall not affect the validity of the remaining provisions which are hereby declared to be severable and which shall continue to remain in full force and effect.
- XX. Throughout this Deed, the singular shall include the plural, and the masculine shall include the feminine unless the text indicates otherwise.

SIGNATURES, TOWNSHIP ATTORNEY'S APPROVAL, ACKNOWLEDGMENTS

On the date at the top of the first page, as appropriate, this instrument is signed, attested, and sealed by proper corporate officers and is signed and witnessed by proper individuals.

ATTEST:

GRANTOR:

Kingwood: A Plan for Preserving Rural Character through Controlled Development of Route 12
Appendix A & Appendix A Sub-Appendices

By: _____ By: _____
[Name] [Name]

By: _____ By: _____
[Name] [Name]

ATTEST

THE TOWNSHIP OF KINGWOOD

By: _____ By: _____
[Name] [Name]
Kingwood Township Clerk Kingwood Township Administrator

ATTEST

MORTGAGEE (if applicable)

[Name]
[Title]

[Name]
[Title]

This Instrument has been reviewed
and approved as to form.

[Name]
Municipal Attorney of the Township of Kingwood

Attachments:

Schedule A – Metes and Bounds Description and reduced survey

Schedule B – Baseline Data Report

**DEED OF EASEMENT
OPEN SPACE (AND/OR) RECREATION CONSERVATION RESTRICTION &
TRANSFER OF DEVELOPMENT RIGHTS ENROLLMENT**

**[Property Name]
Kingwood Township, Hunterdon County, New Jersey**

Prepared by: Township of Kingwood

Record and Return to: Township of Kingwood
PO Box 199
Baptistown, NJ 08803

This Open Space (and/or) Recreation Conservation Easement & Transfer of Development Right (TDR) Enrollment is made this _____ day of _____, Two Thousand and _____ between **[GRANTOR NAME(S)]**, of **[ADDRESS]** (its successors and assigns, collectively, "Grantor"), and

TOWNSHIP OF KINGWOOD ("Township"), a municipal corporation of the State of New Jersey, 599 Oak Grove Road, Frenchtown, New Jersey 08825, its successors and assigns (collectively, "Township").

Witnesseth:

WHEREAS, Grantor is the sole owner in fee simple of Property which consists of approximately ____ acres of land, located in the Township of Kingwood, County of Hunterdon, State of New Jersey known as: Block(s) _____, Lot(s) _____ on the current tax map of said municipality (the "Property"), more particularly described in a metes and bounds description of the Property attached to and made a part here of as Schedule A; and

WHEREAS, the Property is [open space/park land] with resource qualities that benefit the general public by providing "open space, recreation, trail corridors and connections [include/add all "qualities" that apply] and;

WHEREAS, the qualities of the Property are further documented in an inventory of the Property dated _____, and attached hereto as Schedule B ("Baseline Data Report"), a component of the Present Condition Report prepared for the Property which consists of reports, maps, photographs, and other documentation that the parties agree provide accurate representation of the Property at the time of this grant and which is intended to serve as baseline information for monitoring compliance with the terms of this grant; and

WHEREAS, Grantor intends, as owner of the Property, to convey to Grantee the right to preserve and protect the conservation values of the Property in perpetuity; and

WHEREAS, all/a portion of the Property will be open to the public for passive recreational activities; and

WHEREAS, this easement is entered into in accordance with the New Jersey Conservation and Historic Preservation Restriction Act (N.J.S.A. 13:8B-1 et seq.) and shall be binding upon the Grantor its successors and assigns and upon the Grantee, its successors and assigns;

WHEREAS, the Property is located within a Sending Zone under the Township of Kingwood Transfer of Development Rights Ordinance permitting Grantor to create [number] TDR credits by enrolling the Premises in the TDR program; and

NOW THEREFORE, in consideration of [number] saleable TDR credits, and other good and valuable consideration, grantor hereby unconditionally and irrevocably grants and conveys to Township, its successors and assigns, and Township hereby accepts, pursuant to the laws of New Jersey, for the exclusive purpose of assuring that the [e.g., "open space character", "public recreational opportunities", and/or "scenic qualities"] of the Property ("Conservation Values") will be conserved and maintained forever and that uses of the Property that are inconsistent with these Conservation Values will be prevented or corrected.

XXI. **Purpose.** It is the purpose of this Easement to assure that the Conservation Values of the Property will be retained forever; to prevent any use of the Property that will impair or interfere with the Conservation Values; and to encourage management practices that are consistent with the terms of this easement and provide for long term protection of the Conservation Values of the Property.

XXII. **Prohibited Acts.** Except for those rights expressly reserved, any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

I. **Subdivision and Development.** Any new development or subdivision of the Property is expressly prohibited, except for specific rights retained in this Easement as described in the Open Space Access and Management Agreement in Schedule C.

J. **Structures.** All existing structures shall be contained within a ___ -acre non-severable easement exception area ("Exception Area"), further described in Schedule A attached hereto. The Exception Area shall not be subdivided from the Property. All other terms and restrictions of this easement shall not apply to the Exception Area.

Construction of billboards and cellular phone towers, golf courses, airstrips, and helicopter pads are expressly prohibited on the Property

- K. **Mining.** No topsoil, sand, gravel, loam, rock, or other minerals shall be deposited on, excavated, dredged, or removed from the Property except as necessary to provide public access or for a recreational purpose described in the Open Space Access and Management Agreement in Schedule C.
- L. **Trash.** No dumping or placing of trash or waste material shall be permitted on the Property.
- M. **Natural resource protection.** No activity shall be permitted on the Property that would be detrimental to drainage, flood control, water conservation, erosion control, or soil conservation.
- XXIII. **Rights of Grantor.** The ownership rights of the Grantor extend to Grantor's personal representatives, heirs, successors, and assigns and include, but are not limited to, the right to sell or otherwise transfer the Property.
- XXIV. **Right of First Refusal.** Grantor agrees to give the Grantee, jointly and severally, a Right of First Refusal to purchase the Property, which right shall be of perpetual duration. The conditions of this Right shall be such that whenever the Grantor receives a written offer from a person or persons to purchase all or any part of the Property, and Grantor accepts the offer subject to this Right of First Refusal, the Grantor shall notify the Grantee via certified mail of the offer. Grantee may elect to purchase the Property at the offered price and upon such other terms and conditions not less favorable to the Grantor than those contained in the conditionally accepted offer. Grantee shall have ninety (90) days to elect to purchase the Property and will notify the Grantor by certified mail of such an election.
- This Right of First Refusal shall not apply to:
- (i) any gift, inheritance, or other transfer of the Property without consideration, or
 - (ii) any sale or other conveyance of the Property to any of Grantor's children.
- The Right of First Refusal shall apply to all other sales and conveyances of the Property, including any sale or conveyance for consideration of any interest in the Property including any conveyance by, or conveyance of any interest in a family corporation, partnership or other holding entity.
- XXV. **Rights of Grantee.** To accomplish the conservation purposes of this Easement the following rights are conveyed to the Grantee:
- C. **Enforcement.** Grantee has the right to preserve and protect the conservation values of the Property.

D. Public Access Area. A Public Access Area described in the Schedule A shall be created and used exclusively for the benefit of the Grantee and the public pursuant to the Open Space Access and Management Agreement in Schedule C. The Grantee shall be permitted to post signs within the Public Access Area that clearly identify the area and notify the public of the right to enter that portion of the Property. The Grantee and/or Grantor shall be permitted to construct and maintain passive or active recreational areas, trails [and a parking area] within the Public Access Area according to the Open Space Access and Management Agreement without further permission from or notice to the other party. Grantor shall not block or interfere with the public's use of the Public Access Area.

E. Inspection. Grantee and its agents shall be permitted access to, and have the right to enter upon, the Property with reasonable notice to the Grantor, for the purposes of inspection in order to enforce and assure compliance with the terms and conditions of this Easement. Except in cases where Grantee determines that immediate entry is required to prevent, terminate, or mitigate a violation of this Easement, such entry shall be upon prior notice to the Grantor.

XXVI. **Responsibilities of Grantor and Grantee not affected.** Other than as specified herein, this Easement is not intended to impose any legal or other responsibility on the Grantee, or in any way to affect any existing obligations of the Grantor as owner of the Property. This shall apply to:

D. Taxes. Grantor shall pay before delinquency all taxes, assessments, fees, and charges of whatever description levied on or assessed against the Property by competent authority (collectively "taxes"), including any taxes imposed upon, or incurred as result of, this Easement, and shall furnish Township of Kingwood or its assigns with satisfactory evidence of payment upon request.

E. Upkeep and Maintenance. The responsibility for the upkeep and maintenance of the Property shall be defined in the Open Space Access and Management Agreement in Schedule C.

F. Liability and Indemnification. Grantor shall hold harmless, indemnify and defend Grantee and its members, directors, officers, employees, agents, and contractors, and their successors and assigns from and against all liabilities, penalties, costs, losses, damages, expenses or claims, including, without limitation, reasonable attorneys fees arising from or in any way connected with injury to or the death of any person or physical damage to any property resulting from any act, omission condition or other matter related to or occurring on or about the Property, regardless of cause, unless due solely to the negligence of any of the indemnified parties.

Grantee shall be responsible for losses or damages resulting from the negligent use, maintenance or occupancy of the Public Access Area to the extent legally liable for such actions by the New Jersey Tort Claims Act, NJSA 59:1-1 et seq. The liability, if any, of the Grantee shall be subject to the availability of state of New Jersey funds.

Grantor's agreement to hold harmless and indemnify Grantee shall not affect the statutory protections available to the Grantor under the Landowner's Liability Act, NJSA 2A:42A-2, et seq.

XXVII. **Remedies.** The Grantee shall have the right to prevent and correct violations of the terms of this Easement. Enforcement of the terms of this Easement shall be at the discretion of the Grantee and any failure on behalf of the Grantee to exercise its rights hereunder shall not be deemed or construed to be a waiver of the Grantee of those rights. This shall be true regardless of the number of violations of the terms of this Easement by the Grantor that occur or the length of time it remains unenforced.

If the Grantee finds what it believes is a violation of the terms of this Easement, it may without limitation as to other available legal recourse, at its discretion take any of the following action:

- E. **Notice of Violation; Corrective Action.** If Grantee determines that a violation of the terms of this Easement has occurred or is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation in accordance with a plan approved by the Grantee.
- F. **Injunctive Relief.** If Grantor fails to cure the violation within 45 days after receipt of notice from the Grantee, or under circumstances where the violation cannot reasonably be cured with a 45 day period, fail to begin curing such violation, or fail to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Easement, to enjoin ex parte the violation by temporary or permanent injunction, and to require the restoration of the Property to the condition that existed prior to such injury. The Grantor acknowledges that any actual or threatened failure to comply or cure will cause irreparable harm to the Grantee and that money damages will not provide an adequate remedy.
- G. **Damages.** Grantee shall be entitled to recover damages for violation of the terms of this Easement or injury to any Conservation Values protected by this Easement, including, without limitation, damages for the loss of Conservation Values. Without limiting Grantors' liability, Grantee, in its sole discretion, may

apply any damages recovered to the cost of undertaking any corrective action on the Property.

- H. **Costs of Enforcement.** In any case where a court finds that a violation has occurred, all reasonable costs incurred by Grantee in enforcing the terms of this Easement against Grantor, including, without limitation, costs and expenses of suit and reasonable attorney's fees, and any costs of restoration necessitated by Grantor's violation of the Easement shall be borne by the Grantor.

XXVIII. **Grantor's Warranties.**

- C. **Title.** Grantor warrants good and sufficient title to the Property, free from all encumbrances and hereby promises to defend the same against all claims that may be made against it. Grantor warrants the Property to be free from all mortgages, liens, encumbrances, restrictions, easements, covenants and conditions, except those that the Purchaser determines do not interfere with its proposed use of the Property. The Property may only be subject to a mortgage if the holder of such mortgage agrees to subordinate it to the Easement in a manner satisfactory to the Grantee.
- D. **Hazardous Substances.** Grantor warrants no actual knowledge of a release or threatened release of hazardous substances or wastes on the Property. Grantor hereby promises to defend and indemnify Grantee against all litigation, claims, demands, penalties and damages, arising from or connected with any release of hazardous waste or violation of federal, state, or local environmental laws.

- XXIX. **Township's Discretion.** Enforcement of the terms of this Easement shall be at Township's sole discretion, and any forbearance by Township in the exercise of its rights under this Easement, in the event of any breach of any term of this Easement by Grantor, shall not be deemed to be a waiver by Township of such term, or of any of its rights under this Easement. No delay or omission by Township in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

XXX. **Township's Obligations.** Township warrants and covenants that:

- C. In the event that Township acquires fee simple title to the Property, any transfer of the title, from Township to another, shall be subject to the terms of this Easement, or a new easement with equivalent terms.
- D. Township may, in its sole discretion, without notice to Grantor, convey, assign, or transfer this Easement to a unit of federal, state, or local government, or to a similar local, state, or national organization whose purposes are to promote

preservation or conservation of historical, cultural or architectural resources, and which, at the time of the conveyance, is a qualified organization under Section 170(h)(3) of the Internal Revenue Code of 1986, as amended, provided that the conveyance, assignment, or transfer requires that the preservation and conservation purposes for which this Easement was granted will continue to be carried out.

- XXXI. **Transfer of Township's Obligations and Rights.** In the event of dissolution, Township's interest in the Property shall pass to the State of New Jersey. At any time before dissolution, Township may transfer its interest in the Property to the State of New Jersey, or to a nonprofit organization (organized under the New Jersey Nonprofit Corporation Act, N.J.S.A. 15A:1-1 et seq., and that is exempt from federal income taxation under Section 501(c)(3) of the federal Internal Revenue Code of 1986, as amended ("Code") and satisfies the requirements to be a qualified organization with respect to historic preservation easements within the meaning of section 170(h) of the Code, or under any substantially similar provision of any successor tax code, whose purposes are to promote preservation or conservation of historical, cultural or architectural resources and which is authorized to hold such an easement in and with respect to property located in the state of New Jersey.
- XXXII. **Amendment of Easement.** This easement may be amended only with the written consent of grantee and Grantor. Any such amendment shall be consistent with the purposes of this Easement and with the laws of the State of New Jersey and any regulations promulgated pursuant to those laws.
- XXXIII. **Interpretation.** This Easement shall be interpreted under the laws of the State of New Jersey, resolving any ambiguities and questions of the validity of specific provisions so as to give maximum effect to its conservation purposes.
- XXXIV. **Perpetual Duration.** This Easement shall be servitude running with the land in perpetuity, except that the Easement may be dissolved following proper disenrollment procedures. Every provision of this Deed that applies to the Grantor or Grantee shall also apply to their respective agents, heirs, executors, administrators, assigns, and all other successors as their interests may appear.
- XXXV. **Disenrollment.** Grantor reserves the right to withdraw from the Township of Kingwood Transfer of Development Rights Program by recording a disenrollment document property authorized by the Township Committee of the Township of Kingwood pursuant to the Township of Kingwood Transfer of Development Rights Ordinance.
- XXXVI. **Integration.** This Easement comprises the entire agreement between Grantor and Township, and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Easement, all of which are merged herein.

XXXVII. **Notices.** Any notices required by this Easement shall be in writing and shall be personally delivered or sent by first class mail, to Grantor and Grantee at the following addresses, unless a party has been notified of a change of address:

To Grantor:

[insert legal address]

To Grantee:

Township of Kingwood

PO Box 199

Baptistown, NJ 08803

XXXVIII. **Subordination.** At the time of the conveyance of this Easement, the Property is subject to a Mortgage/Deed of Trust held by **[add mortgagee name and address]** (hereinafter, "Mortgagee"/"Lender"). The Mortgagee/Lender joins in the execution of this Easement to evidence its agreement to subordinate the Mortgage to this Easement under the following conditions and stipulations:

- E. The Mortgagee/Lender and its assignees shall have a prior claim to all insurance proceeds as a result of any casualty, hazard, or accident occurring to or about the Property and the proceeds of any condemnation proceeding, and shall be entitled to same in preference to Grantee until the Mortgage/the Deed of Township is paid off and discharged, notwithstanding that the Mortgage/the Deed of Trust is subordinate in priority to the Easement.
- F. If the Mortgagee/Lender receives an assignment of the lease, rents, and profits of the Property as security or additional security for the loan secured by the Mortgage/Deed of Trust, then Mortgagee/Lender shall have prior claim to the leases, rents, and profits of the Property and shall be entitled to receive same in preference to Grantee until the Mortgagee's /Lender's debt is paid off or otherwise satisfied, notwithstanding that the Mortgage/Deed of Trust is subordinate in priority to the Easement.
- G. The Mortgagee/Lender or purchaser in foreclosure shall have no obligation, debt, or liability under the Easement until the Mortgagee/Lender or a purchaser in foreclosure under it obtains ownership of the Property. In the event of foreclosure or deed in lieu of foreclosure, the Easement is not extinguished.
- H. Nothing contained in this Easement shall be construed to give any Mortgagee/Lender the right to violate the terms of this Easement or to extinguish this Easement by taking title to the Property by foreclosure or otherwise.

XXXIX. **Severability.** Should any covenant or restriction herein contained, or any subsection, sentence, clause, phrase or term of this Declaration be declared to be void, invalid, illegal, or unenforceable, for any reason, by the adjudication of any

court or other tribunal having jurisdiction, such a declaration shall not affect the validity of the remaining provisions which are hereby declared to be severable and which shall continue to remain in full force and effect.

- XL. Throughout this Deed, the singular shall include the plural, and the masculine shall include the feminine unless the text indicates otherwise.

SIGNATURES, TOWNSHIP ATTORNEY'S APPROVAL, ACKNOWLEDGMENTS

On the date at the top of the first page, as appropriate, this instrument is signed, attested, and sealed by proper corporate officers and is signed and witnessed by proper individuals.

ATTEST:

GRANTOR:

By: _____ By: _____
[Name] [Name]

By: _____ By: _____
[Name] [Name]

ATTEST

THE TOWNSHIP OF KINGWOOD

By: _____ By: _____
[Name] [Name]
Kingwood Township Clerk Kingwood Township Administrator

ATTEST

MORTGAGEE (if applicable)

[Name]
[Title]

[Name]
[Title]

This Instrument has been reviewed
and approved as to form.

[Name]
Municipal Attorney of the Township of Kingwood

Attachments:

Kingwood: A Plan for Preserving Rural Character through Controlled Development of Route 12
Appendix A & Appendix A Sub-Appendices

Schedule A – Metes and Bounds Description and reduced survey

Schedule B – Baseline Data Report

Schedule C – Open Space Access and Management Agreement

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**KINGWOOD: A PLAN FOR PRESERVING RURAL
CHARACTER THROUGH CONTROLLED DEVELOPMENT OF
ROUTE 12**

APPENDIX B

PRELIMINARY REAL ESTATE MARKET ANALYSIS

URBAN PARTNERS

COMMUNITY & ECONOMIC DEVELOPMENT / HOUSING / POLICY RESEARCH

829 Spruce Street, Suite 204
Philadelphia, PA 19107
215 829-1902
215 829-1908 (fax)
jhartling@urbanpartners.us

Letter of Transmittal

To: Kingwood Township
From: Urban Partners
Re: Transfer of Development Rights Real Estate Market Analysis—Fifth Draft
Date: October 1, 2014

We have prepared the attached preliminary real estate market analysis to support the Transfer of Development Rights Element of the Kingwood Township Master Plan. This market analysis is intended to establish and document land values in the Sending and Receiving Zones, to estimate the land value component of the proposed development in the Receiving Zone under the proposed zoning, and to determine the economic relationship of development rights in the Sending Zone to development rights in the Receiving Zone for various use categories.

Land prices in the Kingwood Sending Zone are currently estimated in the range of \$90,000 to \$105,000 per approved lot for a typical clustered two- to three-acre residential developable lot, based on the current seven-acre lot zoning. After the transfer of development rights, the residual value of land for farming purposes is estimated to be \$5,000 to \$7,000 per acre, or \$13,000 to \$17,000 per typical 2.5 acre allocation (including infrastructure) for a developable lot.

For the Receiving Zone, the effective land values are determined by the typical value of commercially zoned land for which TDR development will be substituted. These values are difficult to precisely define due to very limited sales information; however, indirect analysis suggests values in the range of \$16,000 to \$19,000 per acre.

These prices are for evaluation of larger collections of lots, not for sales of single lots. These prices assume a sale after development approvals but with the buyer expending funds beyond the cost of property acquisition in order to achieve these development approvals.

This analysis and estimation is based on current market conditions and may not reflect future values, which can be affected by different market conditions. All valuations are at early 2014 pricing.

Note that this Real Estate Market Analysis is preliminary and incomplete since the Township has not yet selected a development program for the Receiving Zone. This document will need to be updated and finalized once that development program is determined.

Sincerely,

James E. Hartling, Partner

Real Estate Market Analysis

Summary

Kingwood Township is a 35.8 square mile community located in the western part of Hunterdon County. It shares borders with Delaware, Alexandria, and Franklin Townships, and with Frenchtown Borough. Kingwood's western border is the Delaware River boundary with the State of Pennsylvania. Kingwood generally encompasses the western half of the area between Flemington and Frenchtown.

Kingwood Township grew by nearly 14% during the 1990s, but only by 2% between 2000 and 2010, with a population reaching 3,845 in 2010). Households and housing units, however, grew more rapidly due to shrinking average household size from 2.82 in 2000 to 2.66 in 2010. 147 housing units were added in the Township between 2000 and 2010.

The North Jersey Transportation Planning Association (NJTPA) has prepared population, household, and employment growth forecasts for Kingwood Township through 2040, as well as similar forecasts for Hunterdon County. These forecasts predict a population growth of 19,700 people for Hunterdon County between 2010 and 2040, with about 1,400 of this growth occurring in Kingwood. This represents population growth of only 15.5% during the 30-year period for Hunterdon County, but nearly 36% population growth in Kingwood.

This population growth is expected to result in 5,600 more households in Hunterdon, with 400 of those additional households being located in Kingwood. Similarly, the NJTPA growth forecasts target 28,700 new jobs for Hunterdon—nearly 58% more in 2040 than in 2010. Projected employment growth in Kingwood is 830 jobs—more than 100% above the 2010 total.

Based on 95% housing occupancy, these 5,600 additional households in Hunterdon County will support the construction of about 5,900 new housing units during the 30 year period, while the 400 new households in Kingwood will support 420 new housing units during the period. We should note that these NJTPA forecasts may somewhat understate actual housing demand. The 2040 forecasts anticipate the average household size in Kingwood growing from 2.66 in 2010 (vs. 2.68 for New Jersey as a whole) to 2.83 in 2040. As noted above, average household size in Kingwood shrank between 2000 and 2010. If average household size remained at 2.66, then the population forecast for 2040 would support 540 incremental housing units in the 2010-2040 period, rather than the 420 supported by the NJTPA household growth forecast. We should further note that these household forecasts also appear to be based on assumptions that the large single-family detached home currently being built in Kingwood will remain as the only housing type constructed during this period.

To better manage this growth, Kingwood is investigating the incorporation of a Transfer of Development Rights (TDR) element into its Master Plan. The proposed Sending Zone includes all developable parcels within the Township's Scenic Corridor Overlay (SCO) Zone, established in 2012 to recognize and protect the rural character of Kingwood's Route 12 corridor. While the overlay references the existing commercial zoning regulations, it includes additional mandatory restrictions with regard to setbacks from the road, some uses like supermarkets and auto related businesses, and reduces the size of buildings in certain areas. The standards also differ depending

on whether the property is east or west of Baptistown (SCO East or SCO West). East of Baptistown (but west of the Eastern Gateway Village Center), the SCO reduces building coverage to 8% of the property, where it was formerly 10-20% depending on the zone. It also increases the setback from the road to at least 100 feet. West of Baptistown, existing zone building coverages are maintained, but the road setback is increased using a lot depth average computation that will likely result in buildings about 300-400 feet from the road. Throughout the SCO, however, the ability to build residential uses consistent with the AR-2 regulations is now permitted.

The SCO Zone includes 134 individual parcels, of which 45 parcels have excess development potential. These 45 parcels include a total of 1,809.02 acres and involve multiple zoning circumstances:

- of these 45 parcels, 16 with 627 acres were previously zoned AR-2. Current zoning provides for seven-acre net lot development after partial adjustment for environmentally sensitive lands and could yield a total of 64 new homes after deduction for existing development;
- 17 parcels with 496 acres were previously zoned Business Park (BP), Highway Commercial (HC), or Village Commercial 2 (VC-2) and now fall under the Scenic Corridor Overlay (SCO East or SCO West) zoning regulations. These 17 parcels include 418 developable acres and, at maximum development under current zoning, could yield another 1,917,068 SF of commercial space;
- one parcel of 13 acres (12 developable) was previously zoned PO/R and is falls under the SCO East regulations. This parcel has the option of residential or commercial development, but based on the apparent greater value of residential development, we assume that its development potential is 5 new homes;
- the remaining 11 parcels with 673 acres (581 developable acres) have split zoning between AR-2 and various commercial uses that now fall under the SCO East and SCO West zone regulations. This zoning provides for seven-acre net lot development that could yield a total of 40 new homes and 1,150,911 SF of commercial space after adjustment for existing development and under strict application of previous and current zoning.

An additional option under the SCO zoning allows property owners of the 29 commercially zoned parcels to substitute residential development for commercial based on AR-2 zoning regulations. Using the AR-2 yield calculation, these 29 parcels could produce 71 dwelling units. This computation indicates that the average substitution is approximately one additional dwelling unit for each 43,000 SF of commercial space foregone. If all commercial potential were translated to residential development using this ratio, this would provide for 71 additional housing units. For some lots, however, zoning provides alternative computation approaches; in these cases for this analysis, the scenario with the higher yield has been applied resulting in the potential for 8 additional housing units beyond the 71.

In total, the development potential intended to be transferred from this Sending Zone (the SCO Zone) is the right to construct 109 homes on seven-acre lots plus the right to construct

3.068 million square feet of commercial space at densities ranging from 0.08 to 0.15 floor-to-area ratio (FAR), with the option of converting commercial development potential to additional homes at the average rate of one housing unit per 43,000 SF of commercial space. If this conversion were chosen universally and the choice of the conversion approach that yields the higher number of housing units was selected for each parcel, this would provide for 79 additional homes, bringing the total residential development potential to 188 units. The proposed TDR program allocates 188 development credits in lieu of this potential on-site development.

The proposed Receiving Zone for Kingwood Township encompasses all or portions of 25 parcels in 21 ownerships with 251.99 gross acres or 198.43 developable acres. These parcels are located within an area known as the Eastern Gateway Village Center Overlay (EGVCO). The parcels are zoned BP or PO/R with overlay potential specified for the EGVCO Mixed Use and EGVCO POR sub-districts. Current development on these parcels includes about 138,000 SF of commercial space and 9 existing homes. For this analysis, we assume that these nine homes will be replaced in the course of more intense TDR-based development; however, TDR credits will not be necessary for these nine replacement homes. By-right, the Receiving Zone has the potential for 1,646,506 SF of commercial space based on the BP and PO/R zoning. Adjusting for the 138,000 SF of existing commercial space, the Receiving Zone could, under current zoning, accommodate up to 1,509,000 SF of incremental commercial development. However, while the EGVCO sets out standards of development for the sub-districts, it is difficult to determine an ultimate yield as the overlay zone allows for a wide range of uses and densities. Yield is also greatly impacted by property distribution among developers and timing of the development.

It is the intent of the Township that the development program in this Receiving Zone will be sufficient to effectuate the transfer of all 188 development credits from the Sending Zone.

However, as of the date of this preliminary Real Estate Market Analysis (REMA), Kingwood has not determined the exact development program to be pursued in the Receiving Zone as part of the TDR program. Below, we assess three preliminary options; however, the REMA cannot be completed until a specific program is selected and analyzed.

This real estate market analysis is intended to establish and document land values in the Sending and Receiving Zones, to estimate the land value component of the proposed development in the Receiving Zone under the proposed zoning, and to determine the economic relationship of development rights in the Sending Zone to development rights in the Receiving Zone for various use categories.

Land Values

The cooling of the residential development market in the past few years, as well as the recent pattern of limited new housing development in Kingwood, has reduced the available information for accurately approximating land values for various residential types. Total home sales at all price points have averaged barely three sales per month during the past two plus years. New home sales have been only about 5% of total sales. The limited new residential development activity in Kingwood Township has emphasized homes of 2,700 SF to 3,000 SF selling recently in the \$480,000 to \$580,000 range. These homes have generally been on 2 to 3 acre lots, though

in some cases the parcel has been larger. Ten to fifteen year old homes in this size range (2,700 to 3,000 SF) are reselling in the past year at \$400,000 to \$450,000. Though limited, the consistency of this information suggests, at least preliminarily, the following parameters for development in the proposed Sending Zone:

- despite seven-acre zoning, the typical development pattern involves 2,700 to 3,000 SF homes clustered on two to three acre lots;
- the pace of absorption of any one development appears to have been 6 to 10 units annually during the most robust times; recent absorption is much slower—perhaps 3 units annually;
- as a result of this cluster development pattern, substantial amounts of farmland/open space remain available for use on any larger parcel purchased for residential development.

Sales prices for farms or vacant land appear to be impacted by the size of the parcel and any development constraints. Parcels with development potential have been selling for approximately \$16,000 to \$19,000 per acre, though a few very small parcels have sold for prices up to \$30,000 per acre. The value of land for residential development is impacted by the clustering of development on two- to three-acre lots and the freeing up for continued agricultural use of 55% to 70% of the entire parcel due to this clustering. As a result, for TDR analysis, **we will place the value of an average residential building lot of two to three acres in the Sending Zone at \$90,000 to \$105,000 at 2014 pricing.** This would be for an approved, but not improved, lot.

After transfer of development rights, land in the Sending Zone would have some residual value based on its use as farmland. The value of individual parcels as farmland varies depending on certain soil conditions, slopes, susceptibility to flooding, etc. We have examined several sales in of farmland in Kingwood in the past five years; for these transactions, the value of farmland appears to be in the range of \$4,700 to \$7,700 per acre, with an average value of \$6,000 per acre. Given the approximately two to three acres of land per clustered residential large lot in the Sending Zone, this residual value is not inconsequential—perhaps \$13,000 to \$17,000 per residential large lot.

In summary:

- the value of an average residential building lot in the Sending Zone at 2014 pricing is estimated at \$90,000 to \$105,000.
- the average value of residual farmland/open space is estimated at \$5,000 to \$7,000 per acre, or \$13,000 to \$17,000 per average 2.5 acre lot.

Based on these factors, ***the pricing of most transferable development rights are likely to be in the \$75,000 to \$90,000 per right range, at 2014 pricing.*** These prices are for rights purchases completed after development approval has been achieved for the Receiving Zone parcel.

The 251.99 gross acres (198.43 developable acres) in the Receiving Zone can, under current zoning, yield replacement housing for the current nine dwelling units and over 1.5 million SF of commercial space. With home site values (see above) in the range of \$90,000 to \$105,000, the aggregate value of the 36.84 gross acres of land (34.77 acres developable) with the right to replace the existing house is about \$800,000 to \$1,000,000. We also note that property owners or

developers will utilize residential zoning rights to reconstruct these nine homes outside of the TDR process and that the value of those parcels will be determined independently of the TDR program. Similarly, any commercial development in the Receiving Zone will be constructed by right and will not require any transfer of development credits. ***The only property acquisition value of concern to the TDR program is commercially zoned property intended for use in residential development supported by TDR credits.***

This leaves 215.15 gross acres of Receiving Zone land (163.66 developable acres), which under current zoning constraints could support as much as 1,405,000 SF of new commercial space. The value of this commercially developable land is heavily influenced by the following:

- the total supply of commercially developable land in the Township is massive—in addition to the over 1.4 million SF of potential commercial development in the Receiving Zone, we also note that 29 parcels in the Scenic Corridor Zone could support another 3.04 million square feet of business development.
- all existing business properties in Kingwood include about 700,000 SF of space on 236 acres and employment forecasts through 2040 support incremental development of only 400,000 SF of space.

In other words, ***the supply of commercially developable land in the Sending and Receiving Zones is more than eleven times the forecasted demand over the next 25 years.***

Given these conditions, we should not be surprised to find very low land pricing for commercial uses. Various approaches to analyzing this value suggest that the land price per developed SF of commercial use is in the range of \$3.00 to \$5.75 per built SF of commercial space. ***This suggests that the likely cost of commercially zoned land in the Receiving Zone will be in the range of \$16,000 to \$19,000 per acre, at 2014 pricing.***

Receiving Zone land values after TDR will be based on the value of a developable lot for any particular housing type. The absence of quarter acre lot single family homes, twins (duplexes), and townhomes in Kingwood makes it essential that we use relative values seen elsewhere for planning purposes. From those experiences, we suggest that land values for townhomes are likely to be 30-35% of the value of a two-acre or three-acre lot for development of a larger single-family detached home, or \$30,000 to \$40,000 at 2014 pricing in Kingwood. Similarly, the land values for a quarter acre lot for a single family home are likely to be 85-90% of the value of a two-acre or three-acre lot to accommodate the same size home. That would place the value of these quarter acre lots at \$75,000 to \$90,000 at 2014 pricing. Land values for a twin or duplex are likely to be 55-60% of the value of a quarter acre lot, or \$50,000 to \$55,000 at 2014 pricing. Finally, land values for multi-family housing are likely to be 60% of townhome land values per unit, or about \$20,000 to \$25,000 per unit at 2014 pricing.

These prices are for evaluation of larger collections of lots, not for sales of single lots. These prices assume a sale after development approvals but with the buyer expending funds beyond the cost of property acquisition in order to achieve these development approvals. Sales of individual lots after subdivision may command higher prices, but are not likely to participate in the TDR program.

Development Rights, Credits and Valuation

The proposed Transfer of Development Rights program will provide for each parcel in the Sending Zone with transferable development rights related to the current development potential of that parcel. **For the 45 parcels in the Sending Zone, there have been identified 188 transferable development rights.**

As noted above, the average valuation for a transferable development right in the Sending Zone is estimated at \$75,000 to \$90,000 in 2014 pricing.

Since the Township has not finalized the development program to be supported in the Receiving Zone, it is not possible yet to firmly determine the necessary bonus density ratios to effectively relate the value of Development Credits to the Receiving Zone development program. However, three alternatives have been analyzed and in all three cases reasonable bonus density ratios have been determined. Completion of this analysis will be necessary to finalize this Real Estate Market Analysis.

These preliminary analyses, however, suggest that there is sufficient economic value in the Receiving Zone program to utilize all 188 development credits in the Receiving Zone and provide sufficient financing to purchase all 188 development rights in the Sending Zone.

Viability of the Transfer of Development Rights Program

The above analysis has detailed that the demand for 188 Development Credits can be achieved through any of the three proposed TDR development programs in the Receiving Zone during the 2014 to 2040 period. The pool of transferable development rights in the Sending Zone (188 credits) will meet this projected demand for development credits.

Note that this section will need to be modified based on the final selected TDR Receiving Zone development program and any impacts of infrastructure costs and COAH policies.

Based on this analysis, we conclude that the proposed Transfer of Development Rights Program is grounded upon sufficient market demand and provides sufficient economic incentive to provide Development Credit buyers to support the needed sales of 188 Development Rights in the Sending Zone during the forecast period (through 2040).

General Information

Purpose of the Market Analysis

This real estate market analysis has been prepared to support the Transfer of Development Rights (TDR) Element of the Master Plan for Kingwood Township, Hunterdon County, New Jersey.

The TDR element has not yet been finalized as of this draft preliminary real estate market analysis; the analysis shown here is based on preliminary planning completed for the TDR element as of this date and is intended to form the basis for the completion of a full real estate market analysis once the TDR element is finalized.

Kingwood Township's Master Plan articulates the Township's vision for a future which ...

The final Real Estate Market Analysis will need to include appropriate text setting the TDR element in the context of the history of planning in Kingwood.

To implement these objectives, Kingwood Township has undertaken a Transfer of Development Rights (TDR) program as documented in its TDR Element.

The proposed Sending Zone for Kingwood Township includes all developable parcels within the Township's Scenic Corridor Overlay (SCO) Zone, established in 2012 to recognize and protect the rural character of Kingwood's Route 12 corridor. While the overlay references the existing commercial zoning regulations, it includes additional mandatory restrictions with regard to setbacks from the road, some uses like supermarkets and auto related businesses, and reduces the size of buildings in certain areas. The standards also differ depending on whether the property is east or west of Baptistown (SCO East or SCO West). East of Baptistown (but west of the Eastern Gateway Village Center), the SCO reduces building coverage to 8% of the property, where it was formerly 10-20% depending on the zone. It also increases the setback from the road to at least 100 feet. West of Baptistown, existing zone building coverages are maintained, but the road setback is increased using a lot depth average computation that will likely result in buildings about 300-400 feet from the road. Throughout the SCO, however, the ability to build residential uses consistent with the AR-2 regulations is now permitted.

The SCO Zone includes 134 individual parcels, of which 45 parcels have excess development potential. These 45 parcels include a total of 1,809.02 acres and involve multiple zoning circumstances:

- of these 45 parcels, 16 with 627 acres were previously zoned AR-2. Current zoning provides for seven-acre net lot development after partial adjustment for environmentally sensitive lands and could yield a total of 64 new homes after deduction for existing development;
- 17 parcels with 496 acres were previously zoned Business Park (BP), Highway Commercial (HC), or Village Commercial 2 (VC-2) and now fall under the Scenic Corridor Overlay (SCO East or SCO West) zoning regulations. These 17 parcels include 418 developable acres and, at maximum development under current zoning, could yield another 1,917,068 SF of commercial space;

- one parcel of 13 acres (12 developable) was previously zoned PO/R and is falls under the SCO East regulations. This parcel has the option of residential or commercial development, but based on the apparent greater value of residential development, we assume that its development potential is 5 new homes;
- the remaining 11 parcels with 673 acres (581 developable acres) have split zoning between AR-2 and various commercial uses that now fall under the SCO East and SCO West zone regulations. This zoning provides for seven-acre net lot development that could yield a total of 40 new homes and 1,150,911 SF of commercial space after adjustment for existing development and under strict application of previous and current zoning.

An additional option under the SCO zoning allows property owners of the 29 commercially zoned parcels to substitute residential development for commercial based on AR-2 zoning regulations. Using the AR-2 yield calculation, these 29 parcels could produce 71 dwelling units. This computation indicates that the average substitution is approximately one additional dwelling unit for each 43,000 SF of commercial space foregone. If all commercial potential were translated to residential development using this ratio, this would provide for 71 additional housing units. For some lots, however, zoning provides alternative computation approaches; in these cases for this analysis, the scenario with the higher yield has been applied resulting in the potential for 8 additional housing units beyond the 71.

In total, the development potential intended to be transferred from this Sending Zone (the SCO Zone) is the right to construct 109 homes on seven-acre lots plus the right to construct 3.068 million square feet of commercial space at densities ranging from 0.08 to 0.15 floor-to-area ratio (FAR), with the option of converting commercial development potential to additional homes at the average rate of one housing unit per 43,000 SF of commercial space. If this conversion option were chosen universally and the choice of the conversion approach that yields the higher number of housing units was selected for each parcel, this would provide for 79 additional homes, bringing the total residential development potential to 188 units. The proposed TDR program allocates 188 development credits in lieu of this potential on-site development.

The proposed Receiving Zone for Kingwood Township encompasses all or portions of 25 parcels in 21 ownerships with 251.99 gross acres or 198.43 developable acres. These parcels are located within an area known as the Eastern Gateway Village Center Overlay (EGVCO). The parcels are zoned BP or PO/R with overlay potential specified for the EGVCO Mixed Use and EGVCO POR sub-districts. Current development on these parcels includes about 138,000 SF of commercial space and 9 existing homes. For this analysis, we assume that these nine homes will be replaced in the course of more intense TDR-based development; however, TDR credits will not be necessary for these nine replacement homes. By-right, the Receiving Zone has the potential for 1,646,506 SF of commercial space based on the BP and PO/R zoning. Adjusting for the 138,000 SF of existing commercial space, the Receiving Zone could, under current zoning, accommodate up to 1,509,000 SF of incremental commercial development. However, while the EGVCO sets out standards of development for the sub-districts, it is difficult to determine an ultimate yield as the overlay zone allows for a wide range of uses and densities. Yield is also greatly impacted by property distribution among developers and timing of the development.

It is the intent of the Township that the development program in this Receiving Zone will be sufficient to effectuate the transfer of all 188 development credits from the Sending Zone.

However, as of the date of this preliminary Real Estate Market Analysis (REMA), Kingwood has not determined the exact development program to be pursued in the Receiving Zone as part of the TDR program. Below, we assess three preliminary options; however, the REMA cannot be completed until a specific program is selected and analyzed.

This real estate market analysis is intended to establish and document land values in the Sending and Receiving Zones, to estimate the land value component of the proposed development in the Receiving Zone under the proposed zoning, and to determine the economic relationship of development rights in the Sending Zone to development rights in the Receiving Zone for various use categories.

The analysis presented below estimates the relationship in value of the rights to construct 188 single-family detached houses in the Sending Zone...with the rights to construct xxx residential units in the Receiving Zone on yyy SF lots.

Definition of Legal and Technical Terms

The following is a definition list of legal and technical terms used throughout this market analysis:

1. **Base Zoning:** the zoning in place as of one year prior to the municipal enactment of a transfer of development rights ordinance or the zoning in place less than one year prior to the municipal enactment of the transfer of development rights ordinance provided that the zoning was adopted by the municipality for purposes of achieving consistency with a master plan that has received initial or advanced plan endorsement from the State Planning Commission pursuant to N.J.A.C. 5:85-7.1 et seq.
2. **Bonus Density:** in a receiving zone either the amount by which development can exceed base zoning or the right to develop a use not permitted under the base zoning with the use of TDR credits.
3. **Development Right:** an interest in land, less than fee simple absolute title, which enables the owner to develop the land for any purpose allowed by ordinance.
4. **Environmentally Constrained Area:** an area in which development is precluded or significantly limited by existing environmental statutes or regulations.
5. **Market Value Restricted:** the value of a property based on its agricultural, environmental or historical resource and its other remaining property rights, but does not allow the owner to develop the land for any other purpose except as expressly authorized by the transfer of development rights ordinance.
6. **Real Estate Market Analysis or Market Analysis:** the Report required pursuant to Subchapter 2 of N.J.A.C.5:86-1.1 et seq.
7. **Receiving Zone:** an area or areas designated in a master plan and zoning ordinance, adopted pursuant to N.J.S.A. 40:55D-1 et seq., within which development may be increased, and which is otherwise consistent with the provisions of N.J.S.A. 40:55D-145.
8. **Sending Zone:** an area or areas in a master plan and zoning ordinance, adopted pursuant to N.J.S.A. 40:55D-1 et seq., within which development may be restricted and which is otherwise consistent with the provisions of N.J.S.A. 40:55D-144.
9. **TDR Credit:** the development right can be utilized in a receiving zone to achieve the bonus density, the number of TDR credits is determined based on the transfer ratio and the number of development rights being transferred from the sending zone to the receiving zone.
10. **TDR Zoning:** zoning authorized in the receiving zone when TDR credits are utilized or in the sending zone once development credits have been relinquished.
11. **Transferable Development Right:** a unit of development permitted by the base zoning which can be transferred from a property in the sending zone.

12. **Transfer Ratio:** the number of transferable development rights that can be transferred from a sending zone property divided by the additional units of development that can be built on the receiving zone property through the use of TDR credits.
13. **Unit of Development:** an additional right to build on a particular piece of property as determined by zoning ordinance; which may include, but is not limited to acre, square foot, residential unit, floor, height etc.

Assumptions and Limitations

The validity of the real estate market analysis incorporated in this report and the determination in this report of the viability of the Transfer of Development Rights program proposed for Kingwood Township are dependent on a number of assumptions concerning overall economic conditions and policies at the national, state, regional, county, and local level. Most critical among these assumptions are the following:

- that the overall growth of the national economy viewed over a multi-year period remain generally consistent with patterns of the past fifteen years, including periods of rapid growth and periods of stagnation.
- that interest rates and credit availability remain within the ranges of rates seen in the past fifteen years. There had been a considerable development slowdown in the 2008 to 2012 period as credit market conditions and excess supply of housing have slowed—or in some case, halted--housing development. However, recent conditions have suggested that this slowdown is easing. This real estate market analysis assumes that at least moderate economic growth will continue and that monetary conditions will support housing demand in the long-term;
- that this portion of New Jersey will continue to maintain the pace of economic growth that has prevailed during the past fifteen years;
- that New Jersey and Hunterdon County tax and public services policies will remain consistent relative to other regional counties;
- that through the analysis period, Kingwood Township will achieve its share of regional and Countywide growth as anticipated in the North Jersey Transportation Planning Authority (NJTPA) economic and demographic forecasts; and
- that centralized water and sewer infrastructure will be approved and constructed at a reasonable cost and in a reasonable time period so as not to negatively impact developer construction costs.

In addition, this real estate market analysis relies on calculations of buildout potential produced by planners for Kingwood Township and the Regional Plan Association, as well as on the completeness of documentation provided by the Township and Hunterdon County concerning property parcels, development applications and approvals, zoning regulations, infrastructure requirements, and other land configuration and development requirement items.

Identification of the Sending and Receiving Zones

The proposed Sending Zone for Kingwood Township includes all developable parcels within the Township's Scenic Corridor Overlay (SCO) Zone, established in 2012 to recognize and protect the rural character of Kingwood's Route 12 corridor. While the overlay references the existing commercial zoning regulations, it includes additional mandatory restrictions with regard to setbacks from the road, some uses like supermarkets and auto related businesses, and reduces the size of buildings in certain areas. The standards also differ depending on whether the property is east or west of Baptistown (SCO East or SCO West). East of Baptistown (but west of the Eastern Gateway Village Center), the SCO reduces building coverage to 8% of the property, where it was formerly 10-20% depending on the zone. It also increases the setback from the road to at least 100 feet. West of Baptistown, existing zone building coverages are maintained, but the road setback is increased using a lot depth average computation that will likely result in buildings about 300-400 feet from the road. Throughout the SCO, however, the ability to build residential uses consistent with the AR-2 regulations is now permitted.

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An additional option under the SCO zoning allows property owners of the 29 commercially zoned parcels to substitute residential development for commercial based on AR-2 zoning regulations. Using the AR-2 yield calculation, these 29 parcels could produce 71 dwelling units. This computation indicates that the average substitution is approximately one additional dwelling unit for each 43,000 SF of commercial space foregone. If all commercial potential were

translated to residential development using this ratio, this would provide for 71 additional housing units. For some lots, however, zoning provides alternative computation approaches; in these cases for this analysis, the scenario with the higher yield has been applied resulting in the potential for 8 additional housing units beyond the 71.

In total, the development potential intended to be transferred from this Sending Zone (the SCO Zone) is the right to construct 109 homes on seven-acre lots plus the right to construct 3.068 million square feet of commercial space at densities ranging from 0.08 to 0.15 floor-to-area ratio (FAR), with the option of converting commercial development potential to additional homes at the average rate of one housing unit per 43,000 SF of commercial space. If this conversion option were chosen universally and the choice of the conversion approach that yields the higher number of housing units was selected for each parcel, this would provide for 79 additional homes, bringing the total residential development potential to 188 units.

The proposed TDR program allocates 188 development credits in lieu of this potential on-site development.

In addition to existing dwellings, the current uses in the Sending Zone are farmland and open space. **Table 1** identifies the parcels included in the Sending Zone by tax map block & lot number, ownership, zoning, size, and credit allocation.

Table 1
Sending Zone Parcels

| Block | Lot | Location | Owner | Owner Address | City | Total Acres | Developable Acres | Zoning | Credits |
|-------|-------|------------------------|-----------------------------------|----------------------------|--------------------------|----------------|-------------------|---------------------------|------------|
| 6 | 17 | 1155 STATE HWY 12 | GOMBOSI, FRANCES & ALAN ET AL | 1155 STATE HWY 12 | MILFORD, NJ 08848 | 114.07 | 88.69 | AR-2 | 13 |
| 6 | 29 | 1075 STATE HWY 12 | PATRYLO, ALEXANDER & MARILYN | 1075 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 13.53 | 12.57 | HC, SCO_WEST | 1 |
| 6 | 29.04 | 1071 STATE HWY 12 | PATRYLO, ALEXANDER & MARILYN | 1075 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 8.23 | 6.18 | HC, SCO_WEST | 1 |
| 6 | 30 | 1053 STATE HWY 12 | DESAPIO, LUCIA | 1053 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 72.02 | 58.15 | AR-2 | 8 |
| 6 | 32 | 1059 STATE HWY 12 | SCHUTZ FAMILY LP | 205 SCHOOL HOUSE DRIVE | KINGWOOD, NJ 08221 | 18.16 | 17.03 | HC, SCO_WEST | 2 |
| 6 | 38 | 1049 STATE HWY 12 | GOMBOSI KINGWOOD FARMS LLC | P O BOX 3 | BAPTISTOWN, NJ 08803 | 47.73 | 40.73 | VC-2, SCO_WEST | 7 |
| 6 | 18 | 1139 STATE HWY 12 | GROSSMAN, ILONA / ROBERT | 1105 ROUTE 12 | FRENCHTOWN, NJ 08825 | 83.28 | 60.50 | AR-2 & HC, SCO_WEST | 9 |
| 6 | 23 | 1103 STATE HWY 12 | SCANLON, ROBERT C | 1103 ROUTE 12 | FRENCHTOWN, NJ 08825 | 24.72 | 20.50 | AR-2 & HC, SCO_WEST | 2 |
| 6 | 23.01 | 1107 STATE HWY 12 | GROSSMAN, ROBERT A LINDA & WILSON | 1105 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 73.13 | 33.17 | AR-2 & HC, SCO_WEST | 7 |
| 6 | 26 | 1093 STATE HWY 12 | DALRYMPLE, RICHARD K & BRIAN | 13 CHESTNUT AVENUE | FRENCHTOWN, NJ 08825 | 33.41 | 27.66 | AR-2 & HC, SCO_WEST | 3 |
| 6 | 26.01 | 1089 STATE HWY 12 | DALRYMPLE, RICHARD K & BRIAN | 13 CHESTNUT AVENUE | FRENCHTOWN, NJ 08825 | 18.54 | 17.64 | AR-2 & HC, SCO_WEST | 2 |
| 6 | 29.02 | 1079 STATE HWY 12 | DESAPIO ANTONIO ET AULS | P O BOX 52 | BAPTISTOWN, NJ 08803 | 55.05 | 38.28 | AR-2 & HC, SCO_WEST | 5 |
| 6 | 29.03 | 1083 STATE HWY 12 | DESAPIO, CARMINE | 1083 STATE ROUTE 12 | FRENCHTOWN, NJ 08825 | 18.33 | 16.54 | AR-2 & HC, SCO_WEST | 1 |
| 9 | 20 | 70 OLD ROUTE 12 | BEREZNY, MARK & PAMELA | 70 OLD ROUTE 12 | FRENCHTOWN, NJ 08825 | 18.66 | 10.03 | AR-2 | 1 |
| 9 | 21 | 56 OLD ROUTE 12 | MESCE, ANTHONY D | 56 OLD STATE ROUTE 12 | FRENCHTOWN, NJ 08825 | 21.25 | 11.57 | AR-2 | 1 |
| 9 | 23 | 25 SLACKTOWN RD | JANKOWSKI, BARBARA | 25 SLACKTOWN ROAD | FRENCHTOWN, NJ 08825 | 18.61 | 12.62 | AR-2 | 1 |
| 9 | 24 | 887 STATE HWY 12 | KINGWOOD HOME IMPROVEMENT | P O BOX 1776 | FAR HILLS, NJ 07931 | 29.70 | 21.50 | BP, SCO_EAST | 2 |
| 10 | 2 | 917 STATE HWY 12 | GRASSO, ANTONIO ATTILIO & ERNEST | 1537 NEW MARKET AVE | SO. PLAINFIELD, NJ 07080 | 20.62 | 17.78 | HC, SCO_EAST | 2 |
| 12 | 1 | 1194 STATE HWY 12 | FELIX, PHILIP & MARY | 90 HORSESHOE BEND | FRENCHTOWN, NJ 08825 | 71.41 | 65.93 | AR-2 | 8 |
| 12 | 7 | 1120 STATE HWY 12 | BECHMANN, WALTER E JR & MARION | 1070 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 17.65 | 16.96 | AR-2 | 1 |
| 12 | 8 | 1112 STATE HWY 12 | ERRICKSON, JON T | 19 MILLTOWN ROAD | STOCKTON, NJ 08559 | 17.56 | 16.95 | AR-2 | 2 |
| 12 | 11 | 1076 STATE HWY 12 | ERRICKSON, JON T | 19 MILLTOWN ROAD | STOCKTON, NJ 08559 | 35.91 | 30.14 | HC, SCO_WEST | 4 |
| 12 | 22 | 1122 STATE HWY 12 | RYAN, HAROLD F C & LAURA J | 1122 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 15.47 | 15.47 | AR-2 | 1 |
| 12 | 33 | 955 COUNTY RD 519 | DELIA, SAMUEL M SR | 955 COUNTY ROAD 519 | FRENCHTOWN, NJ 08825 | 48.93 | 41.20 | AR-2 | 5 |
| 12 | 33.01 | 975 COUNTY RD 519 | HARING, MARY LOUISE | 867 COUNTY ROAD 519 | FRENCHTOWN, NJ 08825 | 57.11 | 43.28 | AR-2 | 7 |
| 12 | 33.02 | 963 COUNTY RD 519 | DELIA, SAMUEL M JR & MARGARET | 963 COUNTY ROAD 519 | FRENCHTOWN, NJ 08825 | 10.01 | 10.01 | AR-2 | 0 |
| 12 | 10 | 1106 STATE HWY 12 | DEFRANGE FARM LLC | 1060 HILLSIDE DRIVE | NO. BRUNSWICK, NJ 08902 | 58.95 | 51.10 | AR-2 & HC, SCO_WEST | 6 |
| 15 | 1 | 124 SLACKTOWN RD | FADIL, RICHARD FAMILY LP | 975 CLIFTON AVENUE | CLIFTON, NJ 07013 | 37.28 | 29.03 | BP, SCO_EAST | 4 |
| 15 | 3 | 853 STATE HWY 12 | BATTIMELLI, SALVATORE & MARIA | 822 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 136.01 | 68.26 | BP, SCO_EAST | 13 |
| 15 | 5 | 875 STATE HWY 12 | RUNION, EMILY OLIVA | PO BOX 591 | FLEMINGTON, NJ 08822 | 11.66 | 9.97 | BP, SCO_EAST | 1 |
| 15 | 6 | 863 STATE HWY 12 | ROUTE 12 PROPERTIES LLC | 280 RIDGE ROAD | FRENCHTOWN, NJ 08825 | 10.41 | 9.25 | BP, SCO_EAST | 1 |
| 17 | 8 | 856 STATE HWY 12 | MAMMARO, PHILIP | 187 WEST PORTAL ROAD | ASBURY, NJ 08802 | 26.09 | 12.99 | BP, SCO_EAST | 2 |
| 17 | 9 | 73 LOCKTOWN RD | PAOLELLA, ROBERT | PO BOX 1036 | FLEMINGTON, NJ 08822 | 11.73 | 11.51 | BP, SCO_EAST | 1 |
| 17 | 9.01 | 103 LOCKTOWN RD | NASSAU TOWER REALTY LLC | 619 ALEXANDER RD 3RD FLOOR | FLEMINGTON, NJ 08540 | 17.77 | 14.26 | BP, SCO_EAST | 1 |
| 17 | 9.02 | 55 LOCKTOWN RD | LIPKA, KEVIN T | 11 CAMELOT DRIVE | LIVINGSTON, NJ 07939 | 17.34 | 15.41 | BP, SCO_EAST | 2 |
| 17 | 13 | 139 LOCKTOWN RD | D'COSTA, PREETH & MARIE | 139 LOCKTOWN ROAD | FLEMINGTON, NJ 08822 | 17.80 | 16.67 | BP, SCO_EAST | 2 |
| 18 | 1 | 17 FITZER RD | HOROSCHAK SOPHIE/SECKER E | 17 FITZER RD | FRENCHTOWN, NJ 08825 | 13.42 | 10.09 | BP, SCO_EAST | 5 |
| 18 | 2 | 900 STATE HWY 12 | 880 STATE HIGHWAY 12 LLC | 38 MILLTOWN ROAD | STOCKTON, NJ 08559 | 152.27 | 134.76 | AR-2 & BP, SCO_EAST | 19 |
| 19 | 3.02 | 970 STATE HWY 12 | BLUMBERG, ALLEN | 1820 WOODLAND TERRACE | ROANNE BROOK, NJ 08805 | 100.53 | 45.52 | AR-2, HC & VC-2, SCO_EAST | 1 |
| 19 | 6 | 2 FITZER RD | BLUMBERG, ALLEN | 1820 WOODLAND TERRACE | ROANNE BROOK, NJ 08805 | 55.23 | 39.80 | AR-2 & HC, SCO_EAST | 6 |
| 21 | 4 | LOCKTOWN RD | KLEINHANS, ELYSABETH & PETER | 240 CENTRAL PK S APT 301 | NEW YORK, NY 10019 | 87.09 | 67.13 | AR-2 | 11 |
| 21 | 7.01 | BARBERTN PT BREEZE | EL CHEMICALS INC | 500 BARBERTN PT BREEZE | FLEMINGTON, NJ 08822 | 20.98 | 9.47 | AR-2 | 2 |
| 21 | 8 | LOCKTOWN RD | KLEINHANS, ELYSABETH & PETER | 240 CENTRAL PK S APT 301 | NEW YORK, NY 10019 | 14.87 | 5.91 | AR-2 | 1 |
| 21 | 12 | 81 WHISKEY LANE | NEMETH, MARTIN & KAREN | 81 WHISKEY LANE | FLEMINGTON, NJ 08822 | 20.94 | 9.96 | AR-2 | 2 |
| 21 | p/o 2 | 500 BARBERTN PT BREEZE | EL CHEMICALS INC | 500 BARBERTN PT BREEZE | FLEMINGTON, NJ 08822 | 35.56 | 7.50 | BP, SCO_EAST | 3 |
| | | | | | | 1809.02 | 1319.67 | | 188 |

Notes to Table 1:

- Ownership per municipal tax record as of January 2014.
- Acres computed using GIS.
- Credits allocated based on the greater of residential calculation or commercial to residential conversion calculation.
Residential Calculation: (Parcel Acres - .5 EnvCst Acres)/7 - Existing DU
Commercial Calculation: (Allowed Comm SF – Existing Comm SF)/43000
- Final credit allocation likely reduced when number of apartment units is known.
- B12, L33.02 is included because it has the same family ownership as L33, which has insufficient frontage. If the town decides to include a credit reduction for insufficient frontage, then it could meet frontage without the additional lot.

The proposed Receiving Zone for Kingwood Township encompasses all or portions of 25 parcels in 21 ownerships with 251.99 gross acres or 198.43 developable acres. These parcels are located within an area known as the Eastern Gateway Village Center Overlay (EGVCO). The parcels are zoned BP or PO/R with overlay potential specified for the EGVCO Mixed Use and EGVCO POR sub-districts. Current development on these parcels includes about 138,000 SF of commercial space and 9 existing homes. For this analysis, we assume that these nine homes will

be replaced in the course of more intense TDR-based development; however, TDR credits will not be necessary for these nine replacement homes. By-right, the Receiving Zone has the potential for 1,646,506 SF of commercial space based on the BP and PO/R zoning. Adjusting for the 138,000 SF of existing commercial space, the Receiving Zone could, under current zoning, accommodate up to 1,509,000 SF of incremental commercial development. However, while the EGVCO sets out standards of development for the sub-districts, it is difficult to determine an ultimate yield as the overlay zone allows for a wide range of uses and densities. Yield is also greatly impacted by property distribution among developers and timing of the development.

It is the intent of the Township that the development program in this Receiving Zone will be sufficient to effectuate the transfer of all 188 development credits from the Sending Zone.

However, the Township has not finalized the development program to be supported in the Receiving Zone. Three alternatives have been analyzed to date:

Receiving Zone Options

To assess credit transfer potential, we will consider three potential model development programs.

The first model development program (Alternate 1: Moderate Density Receiving Program) is a more compact form of the development patterns currently seen in the Township—detached single family homes and freestanding commercial uses. As will be noted below, typical current residential development in Kingwood is homes of 2,700 SF to 3,000 SF on two- to three-acre lots. For this first model TDR Receiving Zone program, we will assume detached single-family homes of this size (2,700 SF to 3,000 SF) on quarter-acre lots, resulting in a density of 3 dwelling units per gross acre. For commercial development, we observe that Kingwood currently has about 49 developed commercial or industrial parcels. One of these parcels houses the New Jersey State Police Kingwood Station. The other 48 parcels total 236 tax acres and the estimated total building mass on these parcels is 715,000 SF. Although zoning provides for densities in the range of 0.1 to 0.15 FAR, typical actual developed density is .07 FAR. For this first model Receiving Zone development program, we will assume that residentially-compatible commercial uses (office, retail) will be included in the Receiving Zone at this .07 FAR density.

The second model development program (Alternate 2: Mid Density Receiving Program) is a more traditional village development program with a mix of single-family detached homes on quarter-acre lots and townhomes. Similarly, commercial development will assume density approaching zoning limits. For this second model TDR Receiving Zone program, we will assume that 60% of housing units will be detached single-family homes of 2,700 SF to 3,000 SF on quarter-acre lots (density of 3 dwelling units per gross acre), while 40% of units will be townhomes of 1,500 SF to 1,800 SF at an average density of 12 dwelling units per gross acre. For commercial development, we assume that this second model Receiving Zone development program will include residentially-compatible commercial uses (office, retail) at an average FAR of .15.

The third model development program (Alternate 3: Higher Density Receiving Program) provides a more diverse mix of housing types—105 detached single-family homes of

2,700 SF to 3,000 SF on quarter-acre lots (density of 3 dwelling units per gross acre), 80 twins (duplexes) of 2,000 to 2,300 SF, 120 townhomes of 1,500 SF to 1,800 SF, and a 100-unit multi-family apartment development. For commercial development, we assume 140,000 SF of retail/commercial identical to the program for the second model Receiving Zone program above.

Table 2 identifies the parcels included in the Receiving Zone by tax map block & lot number, ownership, zoning, size, and incremental development capacity.

Table 2
Receiving Zone Parcels

| Block | Lot | Location | Owner | Owner Address | City | Develop | | Zoning | Commercial | |
|-------|-------|------------------------|-------------------------------------|--------------------------|----------------------|---------------|---------------|-----------------|------------------|------------------|
| | | | | | | Total | able | | Development | Existing |
| | | | | | | Acres | Acres | | Potential | Development |
| 16 | 1 | | KINGWOOD-FRANKLIN LLC | PO BOX 4197 | RIVER EDGE, NJ 07661 | 3.06 | 0.00 | BP, EGVO_MixUse | 20,011 | |
| 17 | 10 | 844 STATE HIGHWAY 12 | ALJAM REALTY LLC C/O DONALD MATER | 94 LILY POND ROAD | KATONAH, NY 10536 | 23.25 | 20.38 | BP, EGVO_POR | 151,926 | 1 DU |
| 17 | 11 | 838 STATE HIGHWAY 12 | DITZLER, GEORGIA L | 30 FULPER RD STE 1 | FLEMINGTON, NJ 08822 | 9.24 | 8.25 | BP, EGVO_POR | 60,386 | 1 DU |
| 17 | 12 | 840 STATE HIGHWAY 12 | MOZER, ELEANOR M | 840 STATE HIGHWAY 12 | FRENCHTOWN, NJ 08825 | 1.94 | 1.94 | BP, EGVO_POR | 12,665 | 1 DU |
| 17 | 14 | 461 BARBERTN PT BREEZE | ONE LOWELL REALTY ASSOCIATES INC | PO BOX 281 C/O H LIPKA | FLEMINGTON, NJ 08822 | 26.71 | 16.16 | BP, EGVO_POR | 174,517 | |
| 17 | 14.01 | 459 BARBERTN PT BREEZE | ONE LOWELL REALTY ASSOCIATES INC | PO BOX 281 C/O H LIPKA | FLEMINGTON, NJ 08822 | 2.01 | 2.01 | PO/R, EGVO_POR | 13,133 | |
| 17 | 14.02 | 463 BARBERTN PT BREEZE | ZDEPSKI, DAVID S & DAWN M | 463 BARBERTN PT BREEZE | FLEMINGTON, NJ 08822 | 2.04 | 2.04 | PO/R, EGVO_POR | 13,337 | 1 DU |
| 17 | 15 | 832 STATE HIGHWAY 12 | GALLERIA CONSTRUCTION INC | 309 STATE HIGHWAY 31 | FLEMINGTON, NJ 08822 | 13.86 | 8.55 | BP, EGVO_POR | 90,562 | |
| 17 | 15.01 | 834 STATE HIGHWAY 12 | RAZBERRY'S INC | P O BOX 167 | BAPTISTOWN, NJ 08803 | 4.19 | 4.19 | BP, EGVO_POR | 27,409 | 10,599 SF COM |
| 17 | 16 | 471 BARBERTN PT BREEZE | WIERZBICKI, ANDREW & WANDA | 471 BARBERTN PT BREEZE | FRENCHTOWN, NJ 08825 | 3.30 | 1.99 | PO/R, EGVO_POR | 21,542 | 1 DU + 2 AG |
| 17 | 16.01 | 1 WILLOW RUN ROAD | BOTTREL, ANN | 1 WILLOW RUN ROAD | FRENCHTOWN, NJ 08825 | 2.18 | 2.18 | PO/R, EGVO_POR | 14,224 | 1 DU + 2 Kennels |
| 17 | 16.02 | 473 BARBERTN PT BREEZE | THE ARC OF HUNTERDON COUNTY | 1322 ST ROUTE 31 SUITE 5 | ANNANDALE, NJ 08801 | 4.01 | 4.01 | PO/R, EGVO_POR | 26,210 | 1 DU |
| 17 | 16.03 | 3 WILLOW RUN ROAD | CASUSCELLI, BRUNO | 309 STATE HWY 31 | FLEMINGTON, NJ 08822 | 2.06 | 1.55 | PO/R, EGVO_POR | 13,471 | |
| 17 | 16.04 | 477 BARBERTN PT BREEZE | YARD PROPERTIES LLC | 58 PINE HILL ROAD | STOCKTON, NJ 08559 | 2.99 | 2.59 | PO/R, EGVO_POR | 19,526 | 9,815 SF COM |
| 17 | 16.05 | 469 BARBERTN PT BREEZE | AQUA SURVEY INC | 469 BARBERTN PT BREEZE | FLEMINGTON, NJ 08822 | 3.19 | 2.29 | PO/R, EGVO_POR | 20,823 | 9,340 SF COM |
| 17 | 17 | 465 BARBERTN PT BREEZE | KIRK, CHARLES & LUCIA T | 4 GARDEN PLACE | FLEMINGTON, NJ 08822 | 2.84 | 1.83 | PO/R, EGVO_POR | 18,537 | |
| 17 | 17.01 | 467 BARBERTN PT BREEZE | KALNAS, CHRISTINA M & KEVIN B OHLER | 467 BARBERTN PT BREEZE | FRENCHTOWN, NJ 08825 | 2.37 | 1.61 | PO/R, EGVO_POR | 15,484 | 1 DU |
| 21 | 1 | 550 BARBERTN PT BREEZE | KELLER, LEONARD | PO BOX 2210 | FLEMINGTON, NJ 08822 | 45.46 | 42.09 | BP, EGVO_MixUse | 297,018 | 1 DU |
| 21 | 1.01 | STATE HIGHWAY 12 | MATTISON, DOROTHY | 7420 WESTLAKE TER #703 | BETHESDA, MD 20817 | 14.04 | 9.05 | BP, EGVO_MixUse | 91,706 | |
| 21 | 1.02 | STATE HIGHWAY 12 | MATTISON, DOROTHY | 7420 WESTLAKE TER #703 | BETHESDA, MD 20817 | 20.00 | 17.30 | BP, EGVO_MixUse | 130,680 | |
| 21 | 1.03 | STATE HIGHWAY 12 | MATTISON, DOROTHY | 7420 WESTLAKE TER #703 | BETHESDA, MD 20817 | 5.39 | 3.91 | BP, EGVO_MixUse | 35,202 | |
| 21 | p/o 2 | 500 BARBERTN PT BREEZE | MEL CHEMICALS INC | 500 BARBERTN PT BREEZE | FLEMINGTON, NJ 08822 | 55.85 | 43.60 | BP, EGVO_MixUse | 364,898 | 107,477 SF COM |
| 21 | 3 | 205 BARBERTN PT BREEZE | LAZAR, GREG & JANE | | | 0.20 | 0.08 | BP, EGVO_MixUse | 1,277 | |
| 21.01 | 1 | 82 STATE HIGHWAY 12 | REYES CESAR M DR ETALS | 345 OCEAN TERRACE | STATEN ISL, NY 10301 | 0.15 | 0.15 | BP, EGVO_MixUse | 949 | |
| 21.01 | 2 | 99 WHISKEY LANE | MATTISON, DOROTHY | 7420 WESTLAKE TER #703 | BETHESDA, MD 20817 | 1.69 | 0.70 | BP, EGVO_MixUse | 11,013 | |
| | | | | | | 251.99 | 198.43 | | 1,646,506 | |

Notes to Table 2:

1. Ownership per municipal tax record as of January 2014.
2. Acres computed using GIS.
3. Commercial Calculation: (Parcel Area * Permitted % Building Coverage per Zoning Code)
4. For PO/R Zone, the property owner may build either residential *OR* commercial.
5. Existing building descriptions are included for information purposes. Existing buildings were not deducted from the development potential, as there is an expectation that all or most existing buildings will be razed to accommodate the new village center.

Sending & Receiving Zone Zoning

In 2012, Kingwood Township modified its zoning to create the Scenic Corridor and Eastern Gateway Village zoning classifications used in this analysis.

Sending Zone

As noted above, zoning in the Sending Zone includes multiple circumstances within the Township's Scenic Corridor Overlay (SCO) Zone. The SCO Zone includes 134 individual parcels, of which 45 parcels have excess development potential. These 45 parcels include a total of 1,809.02 acres and involve these circumstances:

- of these 45 parcels, 16 with 627 acres were previously zoned AR-2. Current zoning provides for seven-acre net lot development after partial adjustment for environmentally sensitive lands and could yield a total of 64 new homes after deduction for existing development;
- 17 parcels with 496 acres were previously zoned Business Park (BP), Highway Commercial (HC), or Village Commercial 2 (VC-2) and now fall under the Scenic Corridor Overlay (SCO East or SCO West) zoning regulations. These 17 parcels include 418 developable acres and, at maximum development under current zoning, could yield another 1,917,068 SF of commercial space;
- one parcel of 13 acres (12 developable) was previously zoned PO/R and is falls under the SCO East regulations. This parcel has the option of residential or commercial development, but based on the apparent greater value of residential development, we assume that its development potential is 5 new homes;
- the remaining 11 parcels with 673 acres (581 developable acres) have split zoning between AR-2 and various commercial uses that now fall under the SCO East and SCO West zone regulations. This zoning provides for seven-acre net lot development that could yield a total of 40 new homes and 1,150,911 SF of commercial space after adjustment for existing development and under strict application of previous and current zoning.

An additional option under the SCO zoning allows property owners of the 29 commercially zoned parcels to substitute residential development for commercial based on AR-2 zoning regulations. Using the AR-2 yield calculation, these 29 parcels could produce 71 dwelling units. This computation indicates that the average substitution is approximately one additional dwelling unit for each 43,000 SF of commercial space foregone. If all commercial potential were translated to residential development using this ratio, this would provide for 71 additional housing units. For some lots, however, zoning provides alternative computation approaches; in these cases for this analysis, the scenario with the higher yield has been applied resulting in the potential for 8 additional housing units beyond the 71.

Receiving Zone

Zoning in the Receiving Zone is EGVO POR or EGVO Mixed Use. After adjustment for existing development, this zoning would allow for reconstruction of the current nine dwelling units and/or about 1,509,000 SF of additional commercial space.

As noted above, the transfer of development rights program will provide as alternative zoning for the development in the Receiving Zone of a sufficient number of new homes to transfer the 188 development credits in the Sending Zone.

Community Trends

Kingwood Township grew by nearly 14% during the 1990s, but only by 2% between 2000 and 2010, with a population reaching 3,845 in 2010 (see **Table 3**). Households and housing units, however, grew more rapidly due to shrinking average household size from 2.82 in 2000 to 2.66 in 2010. 147 housing units were added in the Township between 2000 and 2010.

Table 3
Kingwood Township Growth—1990-2010

| | 1990 | 2000 | 2010 | Change 2000-2010 | % Change 2000-2010 |
|--------------------------|-------|-------|-------|---------------------|-----------------------|
| Population | 3,325 | 3,782 | 3,845 | 63 | 1.67% |
| Population In Households | 3,325 | 3,782 | 3,845 | 63 | 1.67% |
| Households | 1,147 | 1,340 | 1,446 | 106 | 7.91% |
| Housing Units | 1,227 | 1,422 | 1,569 | 147 | 10.34% |

Source: U.S. Census; Urban Partners

Development Potential

Residential Demand

The North Jersey Transportation Planning Association (NJTPA) has prepared population, household, and employment growth forecasts for Kingwood Township through 2040, as well as similar forecasts for Hunterdon County. As shown on **Table 4**, these forecasts predict a population growth of 19,700 people for Hunterdon County between 2010 and 2040, with about 1,400 of this growth occurring in Kingwood. This represents population growth of only 15.5% during the 30-year period for Hunterdon County, but nearly 36% population growth in Kingwood.

This population growth is expected to result in 5,600 more households in Hunterdon, with 400 of those additional households being located in Kingwood. Similarly, the NJTPA growth forecasts target 28,700 new jobs for Hunterdon—nearly 58% more in 2040 than in 2010. Projected employment growth in Kingwood is 830 jobs—more than 100% above the 2010 total.

Table 4
Growth Forecasts—Kingwood & Hunterdon County

| Jurisdiction | Population | | Households | | Employment | |
|-------------------|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| | 2010 Population | 2040 Population | 2010 Households | 2040 Households | 2010 Employment | 2040 Employment |
| Kingwood Township | 3,850 | 5,230 | 1,450 | 1,850 | 820 | 1,650 |
| Hunterdon County | 127,400 | 147,100 | 47,200 | 52,800 | 49,600 | 78,300 |

Source: North Jersey Transportation Planning Agency

Based on 95% housing occupancy, these 5,600 additional households in Hunterdon County will support the construction of about 5,900 new housing units during the 30 year period, while the 400 new households in Kingwood will support 420 new housing units during the period.

We should note that these NJTPA forecasts may somewhat understate actual housing demand. The 2040 forecasts anticipate the average household size in Kingwood growing from 2.66 in 2010 (vs. 2.68 for New Jersey as a whole) to 2.83 in 2040. As noted above, average household size in Kingwood shrank between 2000 and 2010.

If average household size remained at 2.66, then the population forecast for 2040 would support 540 incremental housing units in the 2010-2040 period, rather than the 420 supported by the NJTPA household growth forecast. We should further note that these household forecasts also appear to be based on assumptions that the large single-family detached home currently being built in Kingwood will remain as the only housing type constructed during this period.

Table 5 shows building permit data for the 2010 to 2013 period. Hunterdon has issued building permits for 944 housing units in these four years. If this recent pace of development continued through the 30 year forecast period to 2040, 7,100 new housing units would be added in the County--exceeding the NJTPA forecasts by 20%.

Similarly, permits for 43 of these 944 housing units were issued for Kingwood in the past four years. This pace, if extended through the 30 year period, would provide for about 325 new units in the 30 year period—23% less than the NJTPA forecast.

Table 5
Building Permits Issued 2010-2013

| Year | Hunterdon County | | Kingwood Township | |
|-------|---------------------|--------------------|---------------------|--------------------|
| | Single Family Homes | Multi-Family Units | Single Family Homes | Multi-Family Units |
| 2010 | 194 | 81 | 11 | 0 |
| 2011 | 171 | 116 | 9 | 0 |
| 2012 | 100 | 81 | 10 | 0 |
| 2013 | 111 | 90 | 13 | 0 |
| Total | 944 | | 43 | |

Source: New Jersey Department of Labor

Commercial/Industrial Demand

With regards to the development impact of project employment growth, we note that the employment base of Kingwood is documented by the U.S. Department of Labor (see **Table 6**) to include 839 jobs in 2011.

Table 6
Employment By Industry—Kingwood--2011

| | Employees | Percent |
|--|------------------|----------------|
| Agriculture, Forestry, Fishing and Hunting | 17 | 2.0% |
| Mining, Quarrying, and Oil and Gas Extraction | 0 | 0.0% |
| Utilities | 0 | 0.0% |
| Construction | 130 | 15.5% |
| Manufacturing | 150 | 17.9% |
| Wholesale Trade | 44 | 5.2% |
| Retail Trade | 61 | 7.3% |
| Transportation and Warehousing | 16 | 1.9% |
| Information | 1 | 0.1% |
| Finance and Insurance | 1 | 0.1% |
| Real Estate and Rental and Leasing | 9 | 1.1% |
| Professional, Scientific, and Technical Services | 62 | 7.4% |
| Management of Companies and Enterprises | 0 | 0.0% |
| Administration & Support, Waste Management and Remediation | 28 | 3.3% |
| Educational Services | 108 | 12.9% |
| Health Care and Social Assistance | 58 | 6.9% |
| Arts, Entertainment, and Recreation | 18 | 2.1% |
| Accommodation and Food Services | 28 | 3.3% |
| Other Services (excluding Public Administration) | 56 | 6.7% |
| Public Administration | 52 | 6.2% |

Source: U. S. Department of Labor

When compared to the employment base of Hunterdon County as a whole (**Table 7**), the Township's employment base is substantially concentrated in the manufacturing and construction sectors.

Table 7
Employment By Industry—Hunterdon County--2011

| | Employees | Percent |
|--|-----------|---------|
| Agriculture, Forestry, Fishing and Hunting | 718 | 1.4% |
| Mining, Quarrying, and Oil and Gas Extraction | 51 | 0.1% |
| Utilities | 111 | 0.2% |
| Construction | 3,115 | 6.1% |
| Manufacturing | 2,888 | 5.7% |
| Wholesale Trade | 4,622 | 9.1% |
| Retail Trade | 5,962 | 11.7% |
| Transportation and Warehousing | 684 | 1.3% |
| Information | 1,012 | 2.0% |
| Finance and Insurance | 2,925 | 5.7% |
| Real Estate and Rental and Leasing | 279 | 0.5% |
| Professional, Scientific, and Technical Services | 4,435 | 8.7% |
| Management of Companies and Enterprises | 1,060 | 2.1% |
| Administration & Support, Waste Management and Remediation | 1,578 | 3.1% |
| Educational Services | 5,644 | 11.1% |
| Health Care and Social Assistance | 7,031 | 13.8% |
| Arts, Entertainment, and Recreation | 1,417 | 2.8% |
| Accommodation and Food Services | 3,077 | 6.0% |
| Other Services (excluding Public Administration) | 1,617 | 3.2% |
| Public Administration | 2,702 | 5.3% |

Source: U. S. Department of Labor

Translating the employment mix of the Township in 2011 to space requirements, we note that nearly 41% of current jobs generally require industrial space, 16% require an office setting, and 11% require retail space (see **Table 8**). Using national standards of space requirements by employment type, we estimate that the current employment mix is utilizing about 752,000 SF of space.

Table 8
Commercial/Industrial Space Utilization 2011--Kingwood Township

| | Jobs | Percent | Estimated SF Required |
|---------------------------|------|---------|--------------------------|
| Industrial | 341 | 40.6% | 341,000 |
| Office | 131 | 15.6% | 33,000 |
| Retail/Food Services | 89 | 10.6% | 27,000 |
| Other Commercial | 118 | 14.1% | 271,000 |
| Government Office/Schools | 160 | 19.1% | 80,000 |
| Total | 839 | 100.0% | 752,000 |

Source: U. S. Department of Labor; Urban Partners

We would expect that, over the next 30 years as the Township grows, Kingwood’s employment base would begin to adjust to a mix that more accurately reflects the County’s overall employment base. The current Hunterdon County employment mix is generally described on **Table 9**. This includes about 31% of jobs usually housed in an office setting, 22% in industrial space, and 18% in retail shops, centers, and restaurants.

Table 9
Commercial/Industrial Space Utilization 2011--Hunterdon County

| | Percent |
|---------------------------|---------|
| Industrial | 22.3% |
| Office | 30.8% |
| Retail/Food Services | 17.7% |
| Other Commercial | 12.8% |
| Government Office/Schools | 16.4% |
| Total | 100.0% |

Source: U. S. Department of Labor; Urban Partners

Assuming Kingwood adds the 811 jobs during the 2011 to 2040 period forecasted by the NJTPA and assuming that these incremental jobs are added in sectors to evolve the employment mix of Kingwood to emulate the current County mix, then new commercial/industrial space requirements will be similar to those shown on **Table 10**.

Table 10
Space Requirements of New Kingwood Jobs—2011-2040

| | Added Jobs | Employment Percent | Estimated SF Required |
|---------------------------|---------------|-----------------------|--------------------------|
| Industrial | 27 | 22.3% | 27,000 |
| Office | 378 | 30.8% | 95,000 |
| Retail/Food Services | 203 | 17.7% | 61,000 |
| Other Commercial | 93 | 12.8% | 214,000 |
| Government Office/Schools | 110 | 16.4% | 55,000 |
| Total | 811 | 100.0% | 452,000 |

Source: U. S. Department of Labor; Urban Partners

This analysis suggests the need to add nearly 400,000 SF of new commercial/industrial space, with more than 150,000 SF of that space being for office or retail uses. We should note that this type of space requirement is compatible with the use pattern found in a more compact village or center that typically provides the Receiving Zone for a TDR program.

Based on these NJTPA forecasts, we estimate new **housing demand in Kingwood for the period 2014 to 2040 to be 500 new housing units and new commercial/industrial demand to be 400,000 SF of space.**

We should note that the significant gap between employment growth and population growth in the NJTPA forecasts (58% employment growth for Hunterdon County versus 16% population growth) suggests that population growth may be understated. If this is proven to be the case, there may be underlying demand for several hundred more housing units in Kingwood during this forecast period.

Finally, the household growth forecast clearly assumes that new housing development will emulate the current large housing types; if a portion of new housing development included smaller unit types (townhomes, for instance), then more new housing units would be needed to accommodate the population growth forecast.

Receiving Zone Analysis

The proposed Receiving Zone for Kingwood Township encompasses all or portions of 25 parcels in 21 ownerships with 251.99 gross acres or 198.43 developable acres. These parcels are located within an area known as the Eastern Gateway Village Center Overlay (EGVCO). The parcels are zoned BP or PO/R with overlay potential specified for the EGVCO Mixed Use and EGVCO POR sub-districts. Current development on these parcels includes about 140,000 SF of commercial space and 9 existing homes. By-right, the Receiving Zone can yield 11 homes and approximately 1,509,000 SF of commercial space based on the BP and PO/R zoning. While the EGVCO sets out standards of development for the sub-districts, it is difficult to determine an ultimate yield as the overlay zone allows for a wide range of uses and densities. Yield is also greatly impacted by property distribution among developers and timing of the development.

It is the intent of the Township that the development program in this Receiving Zone under the TDR program will be sufficient to effectuate the transfer of all 188 development credits from the Sending Zone.

In applying this analysis of Development Potential to the model development programs for the potential Receiving Zone, we make the following assumptions:

- the proposed development programs will be consistent with the NJTPA forecasts of population and employment;
- household growth forecasts will be modified to utilize an average household size of 2.66 for single family detached homes;
- in alternatives in which other housing types are introduced, we will assume that the average household size for a twin (duplex) is 85% of the single family detached home (2.26 persons per household), that the average household size for a townhome is 70% of the single family detached home (1.86 persons per household), and that the average household size for an apartment in a multi-family building is 1.70 persons per household;
- the composition of employment in Kingwood in 2040 will evolve to emulate the composition of employment in Hunterdon County as a whole in 2011;
- centralized water and sewer infrastructure will be approved and constructed at a reasonable cost and in a reasonable time period so as not to negatively impact developer construction costs;
- if the TDR program is adopted, housing growth in the Receiving Zone will be limited by the 188 transferrable credits from the Sending Zone. In addition, 90% of employment growth in retail and office uses will occur in the Receiving Zone;
- other housing demand will be met through continued development of scattered large-lot homes in the AR-2 area; and
- the growth in employment in industrial and other business categories will not occur in the Receiving Zone.

The specific development program for the Receiving Zone under TDR will need to be finalized and detailed in this section. In this preliminary analysis, three options were analyzed, for which we note the following:

Alternative 1: Moderate Density Receiving Program

The first model development program includes 140,000 SF of commercial space developed at a density of .07 FAR and 238 quarter acre lot homes. This commercial development program will require 46 acres of Receiving Zone land and will not utilize TDR credits, as the zone has commercial potential by-right. The residential program is intended to facilitate the transfer of 188 development credits to support the development of detached single-family homes at a density of 3 dwelling units per gross acre. In addition to 229 homes constructed with TDR credits, another nine homes can be constructed as replacements for the nine existing dwelling units. These 238 homes will require 80 acres of Receiving Zone land. The necessary bonus density ratio for this development program will be analyzed below.

Alternative 2: Mid Density Receiving Program

The second model development program is a more traditional village development program with a mix of 60% single-family detached homes on quarter-acre lots (184 units) and 40% townhomes (122 units). The commercial development will assume density approaching zoning limits (.15 FAR) requiring 23 acres of Receiving Zone land. For this second model program, we will assume that townhomes will be constructed in the range of 1,500 SF to 1,800 SF at an average density of 12 dwelling units per gross acre. In addition to 175 quarter acre lot homes constructed with TDR credits, another nine homes can be constructed as replacements for the nine existing dwelling units. These 184 homes will require 61 acres of Receiving Zone land, bringing total land requirements under this alternate to 96 acres. The necessary bonus density ratio for this development program will be analyzed below.

Alternative 3: Higher Density Receiving Program

The third model development program provides a more diverse mix of housing types—105 detached single-family homes of 2,700 SF to 3,000 SF on quarter-acre lots (density of 3 dwelling units per gross acre), 80 twins (duplexes) of 2,000 to 2,300 SF, 120 townhomes of 1,500 SF to 1,800 SF, and a 100-unit multi-family apartment development. For commercial development, we assume 140,000 SF of retail/commercial identical to the program for the second model Receiving Zone program above. This third model program requires about 88 acres of Receiving Zone land.

We also note that the total development in each of the three programs is less than the overall Kingwood Township growth forecasts for the 2014 to 2040 period and, therefore, sufficient demand should exist to complete the envisioned TDR program under all three scenarios.

Terrain in the Receiving Zone is generally flat and the build-out estimates have been adjusted for environmentally sensitive areas. We should note that soils in the Receiving Zone provide some significant challenges for wastewater treatment. A key step in furthering the development of the Receiving Zone is preparation of an effective wastewater treatment plan that will determine the size and location for the treatment plant, determine the location for treated wastewater, and estimate costs of wastewater treatment and the alternatives for funding a centralized wastewater treatment facility. The outcome of this process may result in some adjustment of Receiving Zone boundaries.

The Zoning Code of the Township of Kingwood, NJ was originally adopted in xxx, with the current Code adopted on xxx.

Recent Subdivision and Site Plan Activity

Table 11 provides a list of all subdivision and site plan applications that have been submitted to the Township for land in the Receiving Zone since xx/xx/xxxx, and describes the action taken by the Township on these applications.

Table 11 Kingwood Subdivision & Site Plan Applications in TDR Receiving Zone

This table needs to be completed at the time of the finalization of the Real Estate Market Analysis.

Recent Sales Activity

In the past five years there have been xxx sales transactions in the proposed Receiving Zone (see **Table 12**). =

Table 12 Recent Sales Transactions in the Receiving Zone

This table needs to be completed at the time of the finalization of the Real Estate Market Analysis

Development Potential for Receiving Zone Property

Development forces influencing the Kingwood Receiving Zone will derive from the overall demand for new housing and commercial services in the Kingwood area (noted above as requiring 500 new housing units and 400,000 SF of commercial space over the 2014 to 2040 period) and from the public policy of encouraging such growth to locate within more compact locations. The expectation is that a significant portion of new housing development in Kingwood during the next 25 years, as well as appropriate supportive commercial services, will be concentrated in this Receiving Zone.

As noted above, the projected demand for new commercial/industrial space in Kingwood through 2040 is likely to be 400,000 SF. The capacity in the Receiving Zone alone under current zoning provides for 1,509,000 SF of incremental space; this is in addition to the more than 3 million square feet of development capacity under current zoning in the Sending Zone. The transfer of development rights will provide as alternative zoning for the development of several hundred residential units, which will provide significant additional demand for utilization of the land available in the Receiving Zone.

These factors strongly suggest that the development of a comparatively compact mix of residential and commercial uses is the highest and best use for land within the Receiving Zone.

Uses facilitated by TDR for this Receiving Zone under the proposed Transfer of Development Rights program include **xxx**.

These uses will occur in addition to construction of nine new homes as replacements for the nine existing dwelling units in the Receiving Zone and perhaps 140,000 SF of new commercial space provided for by right in the Receiving Zone under current zoning.

As noted above, the projected overall housing demand for Kingwood Township through 2040 anticipates 500 additional housing units, providing sufficient demand to support the maximum build-out program in the Receiving Zone.

Based on this analysis and assuming the population growth forecasts for Kingwood referenced above, there appears to be sufficient residential demand to absorb **xxx** incremental market-rate residential units in the Receiving Zone during the 2014 through 2040 period, including those units to be facilitated through TDR.

Sending Zone Analysis

As noted above, the proposed Sending Zone includes all 45 parcels within the Township's Scenic Corridor Overlay (SCO) Zone with development potential. These 45 parcels include a total of 1,809.02 acres and involve multiple zoning circumstances:

- 16 parcels with 627 acres were previously are zoned AR-2. Current zoning provides for seven-acre net lot development after partial adjustment for environmentally sensitive lands. These 16 parcels could yield a total of 64 new homes after deduction for existing development;
- 17 parcels with 496 acres were previously zoned Business Park (BP), Highway Commercial (HC), or Village Commercial 2 (VC-2) and now fall under the Scenic Corridor Overlay (SCO East or SCO West) zoning regulations. are now zoned either SCO East or SCO West. These 17 parcels include 418 developable acres and, at maximum development under current zoning, could yield another 1,917,068 SF of commercial space;
- one parcel of 13 acres (12 developable) was previously zoned PO/R and is now zoned SCO East. This parcel has the option of residential or commercial development, but based on the apparent greater value of residential development, we assume that its development potential is 5 new homes;
- the remaining 11 parcels with 673 acres (581 developable) have split zoning between AR-2 and various commercial uses that now fall under the SCO East and SCO West zone regulations. This zoning provides for seven-acre net lot development that could yield a total of 40 new homes and 1,150,911 SF of commercial space after adjustment for existing development and under strict application of previous and current zoning.

An additional option under the SCO zoning allows property owners of the 29 commercially zoned parcels to substitute residential development for commercial based on AR-2 zoning regulations. Using the AR-2 yield calculation, these 29 parcels could produce 71 dwelling units. This computation indicates that the average substitution is approximately one additional dwelling unit for each 43,000 SF of commercial space foregone. If all commercial potential were translated to residential development using this ratio, this would provide for 71 additional housing units. For some lots, however, zoning provides alternative computation approaches; in these cases for this analysis, the scenario with the higher yield has been applied resulting in the potential for 8 additional housing units beyond the 71.

In total, the development potential intended to be transferred from this Sending Zone (the SCO Zone) is the right to construct 109 homes on seven-acre lots plus the right to construct 3.068 million square feet of commercial space at densities ranging from 0.08 to 0.15 floor-to-area ratio (FAR), with the option of converting commercial development potential to additional homes at the average rate of one housing unit per 43,000 SF of commercial space. If this conversion option were chosen universally and the choice of the conversion approach that yields the higher number of housing units was selected for each parcel, this would provide for 79 additional homes, bringing the total residential development potential to 188 units. ***The proposed TDR program allocates 188 development credits in lieu of this potential on-site development.***

Recent Subdivision and Site Plan Activity

Table 13 provides a list of all subdivision and site plan applications that have been submitted to the Township for land in the Sending Zone since..., and describes the action taken by the Township on these applications.

Table 13 Kingwood Township—Sending Zone Subdivision & Site Plan Applications

This table needs to be completed at the time of the finalization of the Real Estate Market Analysis.

Recent Sales Activity

In the past four years, we have identified xxx arms-length recorded sales transactions in the Sending Zone (see **Table 14**).

Table 14 Recent Sales Transactions in the Sending Zone

This table needs to be completed at the time of the finalization of the Real Estate Market Analysis

Development Potential for Sending Zone Property

As noted above, based on current zoning and development characteristics of the 45 Sending Zone parcels, the total potential build-out would yield an additional 109 homes on seven-acre lots plus the right to construct 3.068 million square feet of commercial space at densities ranging from 0.08 to 0.15 floor-to-area ratio (FAR), with the option of converting commercial development potential to residential. Assuming the conversion occurred universally, the total residential development potential is 188 units.

Also, as noted above in Community Trends, Kingwood Township anticipates sufficient new housing demand to absorb these up to 188 new housing units in the next few years, in the absence of the Transfer of Development Rights program.

Recent development patterns suggest that the market prefers somewhat smaller lot sizes—generally two- to three-acre lots. Therefore, we would expect some modest clustering of development within specific larger parcels.

These factors suggest that based on current zoning and assuming the population growth forecasts for Kingwood Township referenced above, there appears to be sufficient residential demand to absorb all 188 potential residential units in the Sending Zone during the 2014 through 2040 period. These factors strongly suggest that gradual evolution from the current pattern of scattered open space and forest use to lower density residential development is the highest and best use for land within the Sending Zone under current zoning and in the absence of a Transfer of Development Rights program.

Sending Zone Land Values Under Current Zoning

The cooling of the residential development market in the past few years, as well as the recent pattern of limited new housing development in Kingwood, has reduced the available information for accurately approximating land values for various residential types. Total home sales at all price points have averaged barely three sales per month during the past two plus years. New home sales have been only about 5% of total sales.

The limited new residential development activity in Kingwood Township over the past half decade has emphasized homes of 2,700 SF to 3,000 SF selling recently in the \$480,000 to \$580,000 range. These homes have generally been on 2 to 3 acre lots, though in some cases the parcel has been larger. Some recent resales of three to five-year old homes have involved losses: one larger home that originally sold for \$701,000 in 2010 resold in the second half of 2013 for \$600,000; another typical home that sold for \$565,000 in 2007 resold for \$430,000 in late 2013. Ten to fifteen year old homes in this size range (2,700 to 3,000 SF) are reselling in the past year at \$400,000 to \$450,000 (see **Table 15**).

Table 15
Single Family Home Resales—2012-2013—Kingwood Township

| Address | Size (SF) | Sale Price | Price/SF | Sale Date | Year Built |
|--------------------------------|--------------|------------------|-----------------|------------|------------|
| 275 Horseshoe Bend Rd | 3,707 | \$670,000 | \$180.74 | 09/14/2012 | 2007 |
| 2 Manchester Ln | 4,598 | \$634,000 | \$137.89 | 06/06/2013 | 2003 |
| 55 Fairview Rd | 4,158 | \$540,000 | \$129.87 | 03/28/2013 | 2005 |
| 2756 Daniel Bray Hwy | 2,119 | \$470,000 | \$221.80 | 07/06/2012 | 1905 |
| 5 Dalrymple Way | 2,328 | \$460,000 | \$197.59 | 12/06/2012 | 1996 |
| 58 Muddy Run Rd | 2,923 | \$452,000 | \$154.64 | 08/19/2013 | 2003 |
| 32 Kingsridge Rd | 2,678 | \$440,000 | \$164.30 | 12/11/2012 | 1999 |
| 61 Muddy Run Rd | 2,920 | \$437,500 | \$149.83 | 10/10/2013 | 2002 |
| 312 Byram Kingwood Rd | 3,044 | \$433,500 | \$142.41 | 08/29/2012 | 2004 |
| 168 Kingwood Locktown Rd | 2,818 | \$430,000 | \$152.59 | 11/15/2013 | 2004 |
| 134 Kingwood Locktown Rd | 2,901 | \$418,900 | \$144.40 | 09/12/2012 | 2001 |
| 12 Opdyke Rd | 2,678 | \$410,000 | \$153.10 | 06/28/2012 | 2002 |
| 78 Fairview Rd | 2,816 | \$400,000 | \$142.05 | 06/27/2013 | 2004 |
| 90 Featherbed Ln | 2,648 | \$395,000 | \$149.17 | 09/21/2012 | 2003 |
| 201 Horseshoe Bend Rd | 2,072 | \$390,000 | \$188.22 | 07/15/2013 | 1951 |
| 51 Stompf Tavern Rd | 1,584 | \$385,000 | \$243.06 | 09/11/2013 | 1982 |
| 4 Barcroft Rd | 2,685 | \$380,000 | \$141.53 | 03/11/2013 | 1997 |
| 2 Coreys Sawmill Ln | 2,688 | \$379,900 | \$141.33 | 10/22/2012 | 2000 |
| 37 Horseshoe Bend Rd | 2,236 | \$375,000 | \$167.71 | 04/19/2013 | 1986 |
| 255 Ridge Rd | 2,719 | \$352,500 | \$129.64 | 12/07/2012 | 1765 |
| 88 Featherbed Ln | 1,590 | \$325,000 | \$204.40 | 10/14/2013 | 1997 |
| 433 Barbertown Point Breeze Rd | 2,404 | \$321,000 | \$133.53 | 10/04/2013 | 1972 |
| 174 Kingwd Sta-barbertown | 1,856 | \$318,000 | \$171.34 | 09/30/2013 | 1988 |
| 319 Barbertown Idell Rd | 2,240 | \$310,000 | \$138.39 | 12/17/2013 | 1988 |
| 2262 Daniel Bray Hwy | 2,700 | \$300,000 | \$111.11 | 05/28/2013 | 1971 |
| 144 Federal Twist Rd | 2,215 | \$299,000 | \$134.99 | 12/16/2013 | 1978 |
| 26 Locktown Rd | 2,084 | \$278,000 | \$133.40 | 01/06/2012 | 1966 |
| 140 Federal Twist Rd | 1,522 | \$260,000 | \$170.83 | 05/30/2013 | 1983 |
| 47 Ridge Rd | 1,664 | \$247,000 | \$148.44 | 10/18/2013 | 1789 |
| 16 Picnic Grove Rd | 3,137 | \$225,000 | \$71.72 | 07/31/2012 | 2011 |
| 178 Ridge Rd | 2,086 | \$185,000 | \$88.69 | 04/26/2013 | 1910 |
| Average | 2,575 | \$384,558 | \$149.36 | | |

Source: Win2Data; Urban Partners

Though limited, the consistency of this information suggests, at least preliminarily, the following parameters for development in the proposed Sending Zone:

- despite seven-acre zoning, the typical development pattern involves 2,700 to 3,000 SF homes on two to three acre lots clustered in groups of perhaps ten to 15 units on slowly developing residential streets;
- the pace of absorption of any one development appears to have been 6 to 10 units annually during the most robust times; recent absorption is much slower—perhaps 3 units annually;
- as a result of this cluster development pattern, substantial amounts of farmland/open space remain available for use on any larger parcel purchased for residential development.

Sales prices for farms or vacant land appear to be impacted by the size of the parcel and any development constraints. Smaller parcels sell for somewhat higher prices by acre, most likely because the holding period before development will be less. Restricted parcels, with values based on farming use alone, have been selling for \$4,700 to \$7,700 per acre (see **Table 16**). Parcels with development potential have been selling for approximately \$16,000 to \$19,000 per acre, though a few very small parcels have sold for prices up to \$30,000 per acre. One larger parcel currently being developed appears to have been purchased at the height of the real estate boom for \$23,000 to \$24,000 per acre. A few individual developable lots have sold recently for \$90,000 to \$125,000, presumably for immediate home development.

Table 16
Selected Land Sales—2009-2014—Kingwood Township

| Address | Buyer | Size (Acres) | Sale Price | Price/Acre | Sale Date | Seller |
|----------------------------------|--------------------------------|-----------------|-------------|------------|------------|---------------------------|
| 3003 Daniel Bray Hwy | Ryms Group Llc | 0.75 | \$81,500 | \$108,667 | 11/08/2010 | Township Of Kingwood |
| 313 Ridge Rd | Ranch Holdings Llc | 2.81 | \$295,000 | \$104,982 | 05/31/2013 | Midcountry Bk |
| 878 State Hwy 12 | Scott & Stephanie Helper | 1.25 | \$110,000 | \$88,000 | 06/29/2010 | Abel Homes Inc |
| 19 Tumble Falls Rd | Galleria Homes Llc | 2.12 | \$150,000 | \$70,755 | 04/18/2012 | Michalenko Carmela |
| 1038 State Hwy 12 | Frenchtown I Solar Llc | 29.60 | \$1,750,533 | \$59,140 | 04/14/2011 | Route 12 Properties Llc |
| 184 Kingwood Locktown Rd | Hunterdon Land Trust | 4.12 | \$198,000 | \$48,058 | 02/27/2013 | Trstensky Heidi |
| 49 Ridge Rd | Martin J & Gaetano T Desapio | 2.00 | \$60,000 | \$30,000 | 09/13/2013 | Kress Ingeborg F M |
| 50 Barbertown Idell Rd | Hunterdon Land Trust | 2.12 | \$60,000 | \$28,302 | 11/11/2013 | Clark William F |
| 53 Ridge Rd | Martin J & Gaetano T De Sapio | 2.88 | \$65,000 | \$22,569 | 09/13/2013 | Kress Ingeborg F M |
| 407 Oak Grove Rd | Matteo & Arturo Battimelli | 6.00 | \$130,000 | \$21,667 | 04/29/2010 | Lazarek James M |
| 405 Oak Grove Rd | Arturo Battimelli | 6.03 | \$130,000 | \$21,559 | 04/29/2010 | Lazarek James M |
| 191 Union Rd | Daniel P Botti | 2.22 | \$44,000 | \$19,820 | 07/17/2013 | Ruggerio Michael |
| 125 Kingwood Locktown Rd | Timothy R Cahalin | 22.40 | \$390,000 | \$17,411 | 10/16/2009 | Trstensky Steve Jr |
| 2868 Daniel Bray Hwy | State Of New Jersey Department | 138.48 | \$2,302,207 | \$16,625 | 10/24/2013 | Cooley John E Jr |
| 403 Oak Grove Rd | Battimelli Matteo | 8.03 | \$130,000 | \$16,189 | 04/29/2010 | Lazarek James M |
| 206 Kingwood Locktown Rd | Hunterdon Land Trust Hlt | 26.83 | \$391,900 | \$14,607 | 02/27/2013 | Trstensky Heidi |
| 124 Slacktown Rd | Scott & Maryann Milford | 39.14 | \$300,000 | \$7,665 | 06/27/2013 | Richard Fadil Family Lp |
| 115 Kingwood Locktown Rd | Christopher A & Deirdre M Ely | 152.21 | \$1,009,000 | \$6,629 | 12/10/2009 | Williams Madeline J Trust |
| 226 Barbertown Point Breeze Rd R | Wbt Kingwood Llc | 61.68 | \$390,897 | \$6,338 | 08/17/2013 | Nemec Andrew L |
| 118 Hammar Rd | Michael Mavrode | 23.34 | \$110,000 | \$4,713 | 02/16/2012 | Siegel Mark & Karen |
| 55 Oak Summit Rd | Alexandra Curis | 12.30 | \$25,000 | \$2,033 | 12/15/2009 | Gergar Helen |
| 1122 State Hwy 12 | Marjorie Niece | 8.00 | \$9,500 | \$1,188 | 01/22/2014 | Lyons Elizabeth B |

Source: Win2Data; Urban Partners

Given these factors, the value of land for residential development appears to follow a model which we will describe here for a hypothetical 70-acre parcel:

- base land value is perhaps \$17,500 per acre bringing a gross price of \$1,225,000 for 70 acres;
- ten homes can be built on the parcel, clustered on 25 to 30 acres of the total land;
- the remaining 40 to 45 acres will have residual value for farming of perhaps \$6,000 per acre, or a total of \$250,000;
- this would suggest an allocation of \$975,000 of the purchase price to the ten home sites, or \$97,500 per housing unit. This value is presumably after achievement of development approvals but before any investment in improvements;
- this pricing also presumes a total holding period of perhaps 3 years for the developer during a period of extremely low short-term interest rates, with absorption of about 3 units annually.

With an average home price of \$530,000, this \$97,500 land cost represents about 18% of total home sale proceeds. Therefore, for TDR analysis, we will place the value of an average residential building lot of two to three acres in the Sending Zone at \$90,000 to \$105,000 at 2014 pricing.

Sending Zone Land Values After Transfer of Development Rights

After transfer of development rights, land in the Sending Zone would have some residual value based on its use as farmland. The value of individual parcels as farmland varies depending on certain soil conditions, slopes, susceptibility to flooding, etc. As noted above, we have examined sales in Kingwood of farmland in the past five years (Table 16). For these transactions, the value of farmland appears to be in the range of \$4,700 to \$7,700 per acre, with an average value of \$6,000 per acre. Given the approximately 2.5 acres of land per residential large lot in the Sending Zone, after adjusting for the tendency of developers to cluster home building, this residual value is not inconsequential—perhaps \$12,000 to \$19,000 per clustered residential lot.

For this analysis, and lacking specific knowledge of the farming characteristics of individual parcels in the Sending Zone, we place the ***value of property post TDR at \$5,000 to \$7,000 per acre, in 2014 pricing***. For the typical 2.5 acres required for a developable clustered lot plus infrastructure, we will assume that this residual farming value will be approximately \$13,000 to \$17,000.

Transferable Development Rights Value

It is difficult to estimate the specific value of transferable development rights for specific parcels since this pricing will vary within a range based on the location of the parcel, the yield of developable lots per acre, the value of the residual parcel as farmland, and other factors. However, for purposes of this analysis, we will develop an estimated average valuation for a development right in the Sending Zone based on these factors:

- the value of an average 2- to 3-acre development lot in the Sending Zone at 2014 pricing is \$90,000 to \$105,000 if sold in bulk—not as single lots.
- the average value of residual farmland is estimated at \$5,000 to \$7,000 per acre, or \$13,000 to \$17,000 for the average of 2.5 acres required for a developable lot plus associated infrastructure.

Based on these factors, ***the pricing of a significant pool of transferable development rights is likely to be in the \$75,000 to \$90,000 per right range, at 2014 pricing.*** These prices are for rights purchases completed after development approval has been achieved for the Receiving Zone parcel.

Receiving Zone Land Values Under Current Zoning

As noted above, the 251.99 gross acres (198.43 developable acres) in the Receiving Zone can, under current zoning, yield over 1.5 million SF of new commercial space and provide for replacement of the nine existing dwelling units. With home site values (see above) in the range of \$90,000 to \$105,000, the aggregate value of the 36.84 gross acres of land with this residential development right is about \$800,000 to \$1,000,000. Assuming that the property owners in the Receiving Zone under current zoning first utilize this residential development option, then parcels with a total of 36.84 gross acres will not be used for commercial purposes. This leaves 215.15 gross acres of land (163.66 developable acres), which under current zoning constraints could support as much as 1,405,000 SF of new commercial space.

In attempting to determine the likely value of this commercially developable land, we observe the following:

- almost all identified recent commercial property transactions appear to be based more on the value of the business property (or even the business) rather than on the underlying land value;
- the total supply of commercially developable land in the Township is massive—in addition to the over 1.4 million SF of potential commercial development in the Receiving Zone, we also note that 29 parcels in the Scenic Corridor Zone could support another 3.04 million square feet of business development.
- all existing business properties in Kingwood include about 700,000 SF of space on 236 acres and employment forecasts through 2040 support incremental development of only 400,000 SF of space.

In other words, ***the supply of commercially developable land in the Sending and Receiving Zones is more than eleven times the forecasted demand over the next 25 years.***

Given these conditions, we should not be surprised to find very low land pricing for commercial uses. One approach to estimating value is to extrapolate from sales of farms and other vacant parcels. At \$16,000 to \$19,000 per acre and based on the typical observed FAR of .07 for commercial/industrial use, land price per developed SF of commercial use is about \$5.25 to \$6.25 per built SF of commercial space. Similarly, the transfer relationship incorporated in the recent zoning for the Scenic Corridor Zone assumes the conversion of 43,000 SF of commercial development potential per unit of new housing development. If the land value of a new home (as estimated above) is \$97,500, then the implicit land value per developable commercial SF in this transfer is about \$2.25-\$2.30 per buildable SF. This transfer assumes an average FAR for commercial development of .0889, somewhat above the observed .07. Converting this value to a .07 FAR still yields an implicit land value per built SF of \$3.00.

Utilizing this minimal guidance for estimating the value of Receiving Zone land intended for commercial development purposes, we suggest for purposes of this TDR analysis the following estimation:

- land will be priced at \$3 to \$5.75 per square foot of commercially buildable space;
- maximum potential development in the Receiving Zone is 1.405 million square feet; though this is at densities well above actual practice in Kingwood;
- based on maximum theoretical build-out, total commercial land values would be \$4.25 million to \$8 million; or \$20,000 to \$38,000 per gross acre;

- given the massive supply of land for commercial purposes based on gross acreage calculations, we believe the lower \$20,000 per gross acre figure represents the ceiling on likely commercial land pricing in the Receiving Zone;
- minimum development potential for the Receiving Zone is likely to be a .07 FAR on the remaining 163.66 developable acres (after deducting the parcels with the nine replacement homes);
- this minimum commercial development capacity would be 400,000 SF;
- based on minimum build-out capacity, total commercial land values would be \$1.2 million to \$2.3 million; or \$7,300 to \$14,000 per net acre, with the higher figure the more likely given the restrictive assumptions in this minimum approach.

This analysis still leaves a broad range of valuation—total value of the remaining (non-residential) Receiving Zone parcels might range from \$2.3 million to \$4.3 million. Added to the value of the parcels that can be developed residentially, we get a total land value in the Receiving Zone for this level of analysis in the range of \$3.1 million to \$5.3 million.

Allocating this aggregate value to individual parcels becomes even more complex depending on which parcels have the right to develop residentially, the portion of the parcel that is developable, and many other factors.

However, for purposes of this analysis, we assume that property owners or developers will utilize residential zoning rights to construct these nine replacement homes outside of the TDR process and that the value of those parcels will be determined independently of the TDR program. Similarly, any commercial development in the Receiving Zone will be constructed by right and will not require any transfer of development credits. The only property acquisition of concern to the TDR program is commercially zoned property intended for use in residential development supported by TDR credits. For those values, the above analysis suggests that the cost of that land will be in the range of \$16,000 to \$19,000 per acre.

Receiving Zone Land Values After Transfer of Development Rights

Receiving Zone land values after TDR will be based on the value of a developable lot for any particular housing type. The absence of quarter acre lot single family homes, twins (duplexes), and townhomes in Kingwood makes it essential that we use relative values seen elsewhere for planning purposes. From those experiences, we suggest that land values for townhomes are likely to be 30-35% of the value of a two-acre or three-acre lot for development of a larger single-family detached home, or \$30,000 to \$40,000 at 2014 pricing in Kingwood. Similarly, the land values for a quarter acre lot for a single family home are likely to be 85-90% of the value of a two-acre or three-acre lot to accommodate the same size home. That would place the value of these quarter acre lots at \$75,000 to \$90,000 at 2014 pricing. Land values for a twin or duplex are likely to be 55-60% of the value of a quarter acre lot, or \$50,000 to \$55,000 at 2014 pricing. Finally, land values for multi-family housing are likely to be 60% of townhome land values per unit, or about \$20,000 to \$25,000 per unit at 2014 pricing.

These prices are for evaluation of larger collections of lots, not for sales of single lots. These prices assume a sale after development approvals but with the buyer expending funds beyond the cost of property acquisition in order to achieve these development approvals. Sales of individual lots after subdivision may command higher prices, but are not likely to participate in the TDR program.

Development Credit Requirements, Bonus, and Affordability To Facilitate Transfer of Development Rights

In this section, we apply the factors discussed above to model the potential use of Development Credits in the Receiving Zone.

We note that, while the analysis below is detailed, it is based on the three model programs considered in the preliminary planning. This section of the REMA must be updated once a specific Receiving Zone program is selected for the TDR element.

Alternate 1--Moderate Density Receiving Program

The first alternative development program would utilize 125 acres within the Eastern Gateway Village Area. As shown on **Table 17**, the development of 236 quarter acre lot homes will involve the nine homes that can be constructed by right within the Receiving Zone to replace existing dwelling units and will also require the purchase of 76 acres in the Receiving Zone for the other 227 homes. Development credits will need to be purchased from the Sending Zone for these 227 units.

We have estimated the supportable land value for a quarter acre lot home of this size at \$75,000 to \$90,000. Using the mid-point of this range, \$82,500, the 227 homes can support a total of \$18.727 million in land and/or credit purchase expense. Assuming land cost for the 76 acres at the mid-point of the \$16,000 to \$19,000 per acre land cost identified above, the purchase of the 76 acres of Receiving Zone land is estimated to cost \$1,330,000. This leaves an estimated \$17.4 million available for credit purchase.

Table 17
Economics of Credit Transfer
Alternate 1: Moderate Density Receiving Program

| Development Type In Receiving Zone | Quarter Acre Lot Single | | Total |
|--|----------------------------|---------------|---------------|
| | Family Homes | Retail/Office | |
| Units To Be Developed | 236 | 140,000 | |
| Replacement Housing Units In Receiving Zone | 9 | 140,000 | |
| Development Credits Needed/Available From Sending Area | 227 | | 227 |
| Funds Available For Land/Credit Purchase/Per Unit | \$ 82,500 | | |
| Funds Available For Land/Credit Purchase | \$ 18,727,500 | | \$ 18,727,500 |
| Land Cost In Receiving Area (@ \$17,500 Per Acre) | \$ 1,330,000 | | \$ 1,330,000 |
| Available For Development Credit Purchase | \$ 17,397,500 | | |
| Desired Funds Available For Credit Purchase As Percentage of Credit Cost | 112% | | |
| Supportable Sending Area Development Credit Cost | \$ 15,533,000 | | |
| Supportable Credit Purchase (@ \$82,500 Per Credit) | 188 | | 188 |
| Required Bonus Credits | 39 | | |
| Required Bonus Ratio | 1.21 | | |

In general, it is desirable to structure Transfer of Development Rights programs in a way that provides some economic incentive for participation rather than continuing with development in the Sending Zone. For this analysis, we assume that incentive would be in the form of a program

structure where the cost of credit purchase is 12% less than the expected available funds. Therefore, we assume here that while \$17.4 million is available for credit purchase, only \$15.533 million would be needed to purchase necessary credits.

Above, we have estimated the average credit value in the \$75,000 to \$90,000 range; using the mid-point (\$82,500), the \$15.533 million designated for credit purchase would support the transfer of the entire 188 credits from the Sending Zone. However, this is 39 less than the needed 227. Therefore, for the 227 TDR-based homes anticipated to be constructed in the Receiving Zone on quarter acre lots, a bonus density ratio of 1.21 would be needed. That is, for each credit purchased from the Sending Zone, the developer would have the right to construct 1.21 homes.

The retail/office development component would be developable through underlying Receiving Zone zoning on the designated 46 acres without any purchase of development credits.

Therefore, for Alternate 1 we anticipate that the full 188 credits will be transferred from the Sending Zone to the Receiving Zone. This balances the maximum available credits of 188.

We also note that the development potential forecast above suggests that there will be demand for another 260 housing units through 2040. This demand would be met through scattered development of the 216 AR-2 parcels with development potential and would result in the development of about 26% of all potential development lots in the AR-2 zone.

Alternate 2--Mid Density Receiving Program

The second alternative development program would utilize 93 acres within the Eastern Gateway Village Area. As shown on **Table 18**, the development of 183 quarter acre lot homes will involve the nine homes that can be constructed by right within the Receiving Zone to replace existing dwelling units and will also require the purchase of 58 acres in the Receiving Zone for the other 174 homes. Development credits will need to be purchased from the Sending Zone for these 174 units.

Using the \$82,500 mid-point of supportable land value for a quarter acre lot home of this size, the 174 homes can support a total of \$14.355 million in land and/or credit purchase expense. Assuming land cost for the 58 acres at the mid-point of the \$16,000 to \$19,000 per acre land cost, the purchase of the 58 acres of Receiving Zone land is estimated to cost \$1,015,000. This leaves an estimated \$13.34 million available for credit purchase.

Using the assumptions from Alternate 1 above, these funds will support the purchase of 144 credits, requiring the remaining 30 to be provided through a bonus density ratio of 1.20. That is, for each credit purchased from the Sending Zone, the developer would have the right to construct 1.20 homes.

Similarly, as also shown on **Table 18**, the development of 122 townhomes will require purchase of 10 acres in the Receiving Zone. Since the underlying zoning in the Eastern Gateway Village Center is commercial, development credits will need to be purchased from the Sending Zone for all 122 units. We estimate the supportable land value for a townhome at \$30,000 to \$40,000. Using the mid-point of this range, \$35,000, the 122 townhomes can support a total of \$4.27 million in land and/or credit purchase expense. Assuming land cost for the 10 acres at the

\$17,500 per acre mid-point (see above), the purchase of the 10 acres of Receiving Zone land is estimated to cost \$175,000. This leaves an estimated \$4.095 million available for credit purchase.

Table 18
Economics of Credit Transfer
Alternate 2: Mid-Density Receiving Program

| Development Type In Receiving Zone | Quarter Acre | | | Total |
|--|---------------|--------------|---------------|---------------|
| | Lot Single | Townhomes | Retail/Office | |
| Units To Be Developed | 183 | 122 | 140,000 | |
| Replacement Housing Units In Receiving Zone | 9 | | 140,000 | |
| Development Credits Needed/Available From Sending Area | 174 | 122 | | 296 |
| Funds Available For Land/Credit Purchase/Per Unit | \$ 82,500 | \$ 35,000 | | |
| Funds Available For Land/Credit Purchase | \$ 14,355,000 | \$ 4,270,000 | | \$ 18,625,000 |
| Land Cost In Receiving Area (@ \$17,500 Per Acre) | \$ 1,015,000 | \$ 175,000 | | \$ 1,190,000 |
| Available For Development Credit Purchase | \$ 13,340,000 | \$ 4,095,000 | | |
| Desired Funds Available For Credit Purchase As Percentage of Credit Cost | 112% | 112% | | |
| Supportable Sending Area Development Credit Cost | \$ 11,910,000 | \$ 3,655,000 | | |
| Supportable Credit Purchase (@ \$82,500 Per Credit) | 144 | 44 | | 188 |
| Required Bonus Credits | 30 | 78 | | |
| Required Bonus Ratio | 1.20 | 2.75 | | |

Using the assumptions from Alternates 1 above, these funds will support the purchase of 44 credits, requiring the remaining 78 to be provided through a bonus density ratio of 2.75. That is, for each development credit purchased from the Sending Zone, the developer would have the right to construct 2.75 townhomes.

The retail/office development component would be developable through underlying Receiving Zone zoning on the designated 22 acres without any purchase of development credits.

Therefore, for Alternate 2 we anticipate that a total of 188 credits will be transferred from the Sending Zone to the Receiving Zone. This balances the maximum available credits of 188.

Similarly to Alternate 1, we note that the development potential forecast above suggests that there will be demand for another 240 housing units through 2040. This demand would be met through scattered development of the 216 AR-2 parcels with development potential and would result in the development of about 24% of all potential development lots in the AR-2 zone.

Alternate 3—Higher Density Receiving Program

The third alternative development program would utilize some 87 acres within the Eastern Gateway Village Center Area. As shown on **Table 19**, the development of 104 quarter acre lot homes will involve the nine homes that can be constructed by right within the Receiving Zone to replace existing dwelling units and will also require the purchase of 32 acres in the Receiving Zone for the other 95 homes. Development credits will need to be purchased from the Sending Zone for these 95 units.

Using the \$82,500 mid-point of supportable land value for a quarter acre lot home of this size, the 95 homes can support a total of \$7.838 million in land and/or credit purchase expense. Assuming land cost for the 32 acres at the mid-point of the \$16,000 to \$19,000 per acre land cost, the purchase of the 32 acres of Receiving Zone land is estimated to cost \$560,000. This leaves an estimated \$7.278 million available for credit purchase.

Using the assumptions from Alternates 1 & 2 above, these funds will support the purchase of 79 credits, requiring the remaining 16 to be provided through a bonus density ratio of 1.21. That is, for each credit purchased from the Sending Zone, the developer would have the right to construct 1.21 homes.

Table 19
Economics of Credit Transfer
Alternate 3: Higher Density Receiving Program

| Development Type In Receiving Zone | Quarter Acre | | | | | Total |
|--|----------------------------|---------------------|--------------|--------------|---------------|---------------|
| | Lot Single Family Homes | Twins (Duplexes) | Townhomes | Multi-Family | Retail/Office | |
| Units To Be Developed | 104 | 80 | 120 | 100 | 140,000 | |
| Replacement Housing Units In Receiving Zone | 9 | | | | 140,000 | |
| Development Credits Needed/Available From Sending Area | 95 | 80 | 120 | 100 | | 395 |
| Funds Available For Land/Credit Purchase/Per Unit | \$ 82,500 | \$ 52,500 | \$ 35,000 | \$ 22,500 | | |
| Funds Available For Land/Credit Purchase | \$ 7,837,500 | \$ 4,200,000 | \$ 4,200,000 | \$ 2,250,000 | | \$ 18,487,500 |
| Land Cost In Receiving Area (@ \$17,500 Per Acre) | \$ 560,000 | \$ 235,000 | \$ 175,000 | \$ 105,000 | | \$ 1,075,000 |
| Available For Development Credit Purchase | \$ 7,277,500 | \$ 3,965,000 | \$ 4,025,000 | \$ 2,145,000 | | |
| Desired Funds Available For Credit Purchase As Percentage of Credit Cost | 112% | 112% | 112% | 112% | | |
| Supportable Sending Area Development Credit Cost | \$ 6,500,000 | \$ 3,540,000 | \$ 3,595,000 | \$ 1,915,000 | | |
| Supportable Credit Purchase (@ \$82,5000 Per Credit) | 79 | 43 | 44 | 23 | | 188 |
| Required Bonus Credits | 16 | 37 | 76 | 77 | | |
| Required Bonus Ratio | 1.21 | 1.86 | 2.75 | 4.31 | | |

Similarly, as also shown on **Table 19**, the development of 80 twins (duplexes) will require purchase of 14 acres in the Receiving Zone. Since the underlying zoning in the Eastern Gateway Village Area is commercial, development credits will need to be purchased from the Sending Zone for all 80 units. We have estimated the supportable land value for a twin/duplex at \$50,000 to \$55,000. Using the mid-point of this range, \$52,500, the 80 twin/duplexes can support a total of \$4.2 million in land and/or credit purchase expense. Assuming land cost for the 14 acres at the \$17,500 per acre mid-point (see above), the purchase of the 14 acres of Receiving Zone land is estimated to cost \$235,000. This leaves an estimated \$3.965 million available for credit purchase.

Using the assumptions from Alternates 1 and 2 above, these funds will support the purchase of 43 credits, requiring the remaining 37 to be provided through a bonus density ratio of 1.86. That is, for each development credit purchased from the Sending Zone, the developer would have the right to construct 1.86 twins or duplexes.

Again, as also shown on **Table 19**, the development of 120 townhomes will require purchase of 10 acres in the Receiving Zone and development credits will need to be purchased from the Sending Zone for all 120 units. Assuming \$35,000 in supportable land value for a townhome, the 120 townhomes can support a total of \$4.2 million in land and/or credit purchase expense.

Assuming land cost for the 10 acres at the \$17,500 per acre mid-point (see above), the purchase of the 10 acres of Receiving Zone land is estimated to cost \$175,000. This leaves an estimated \$4.025 million available for credit purchase. Using the assumptions from Alternates 1 and 2 above, these funds will support the purchase of 44 credits, requiring the remaining 76 to be provided through a bonus density ratio of 2.75. That is, for each development credit purchased from the Sending Zone, the developer would have the right to construct 2.75 townhomes.

Finally, as also shown on **Table 19**, the development of 100 units of multi-family housing will require purchase of 6 acres in the Receiving Zone and development credits will need to be purchased from the Sending Zone for all 100 units. We have estimated the supportable land value for a multi-family unit at \$20,000 to \$25,000. Using the mid-point of this range, \$22,500, the 100 multi-family units can support a total of \$2.25 million in land and/or credit purchase expense. With land cost for the 6 acres at \$105,000 (\$17,500 per acre), \$2.145 million is available for credit purchase. Using the assumptions from Alternates 1 and 2 above, these funds will support the purchase of 23 credits, requiring the remaining 77 to be provided through a bonus density ratio of 4.31. That is, for each development credit purchased from the Sending Zone, the developer would have the right to construct 4.31 multi-family housing units.

The retail/office development component would be developable through underlying Receiving Zone zoning on the designated 22 acres without any purchase of development credits.

Therefore, for Alternate 3 we anticipate that a total of 188 credits will be transferred from the Sending Zone to the Receiving Zone. This balances the maximum available credits of 188.

Similarly to Alternates 1 & 2, we note that the development potential forecast above suggests that there will be demand for another 180 housing units through 2040. This demand would be met through scattered development of the 216 AR-2 parcels with development potential and would result in the development of about 18% of all potential development lots in the AR-2 zone.

This analysis suggests that there is sufficient economic value in the Receiving Zone program under all three scenarios to utilize all 188 development credits in the Receiving Zone and provide sufficient financing to purchase all 188 development rights in the Sending Zone.

Viability of the Transfer of Development Rights Program

Impact of Infrastructure and COAH Costs on Potential Development Rights Transfer

The Capital Improvement Program and Utility Service Plan necessary to support the proposed development program in the Receiving Zone have not yet been completed. There is considerable concern about soils and watertable conditions in the vicinity of the Receiving Zone. ***It is possible that there will be extraordinary infrastructure costs required to deal with these conditions. If that is the case, it may be necessary to adjust the anticipated bonus density ratios in order to compensate for these unusually high infrastructure costs.***

There is not yet any defined approach to meeting COAH obligations in Kingwood. Again, ***the viability of the TDR program will need to be reassessed once this policy is established; there may be some adjustments in bonus density ratios necessary to account for the impact of this COAH obligation.***

Effect of Other Impact Fees

There no other existing impact fees in Kingwood Township.

Market Conditions Assumptions

The validity of the real estate market analysis incorporated in this report and the determination in this report of the viability of the Transfer of Development Rights program proposed for Kingwood Township are dependent on a number of assumptions concerning overall economic conditions and policies at the national, state, regional, county, and local level. Most critical among these assumptions are the following:

- that the overall growth of the national economy viewed over a multi-year period remain generally consistent with patterns of the past fifteen years, including periods of rapid growth and periods of stagnation.
- that interest rates and credit availability remain within the ranges of rates seen in the past fifteen years. There has been a considerable development slowdown in the past five years as credit market conditions and excess supply of housing have slowed—or in some case, halted—housing development. However, recent conditions have suggested that this slowdown is easing. This real estate market analysis assumes that at least moderate economic growth will continue and that monetary conditions will support housing demand in the long-term;
- that this portion of New Jersey will continue to maintain the moderate pace of economic growth that has prevailed during the past fifteen years;
- that New Jersey and Hunterdon County tax and public services policies will remain consistent relative to other regional counties; and
- that through the analysis period, Kingwood Township will achieve its share of regional and Countywide growth as anticipated in the North Jersey Transportation Planning Authority (NJTPA) economic and demographic forecasts.

In addition, this real estate market analysis relies on calculations of build-out potential produced by planners for Kingwood Township, as well as on the completeness of documentation provided by the Township and Hunterdon County concerning property parcels, development applications and approvals, zoning regulations, infrastructure requirements, and other land configuration and development requirement items.

Based on the maintenance of these policies and conditions, the underlying housing development demand forecasted in this analysis should provide the market forces necessary to facilitate the proposed Transfer of Development Rights program and ***achieve a full utilization of maximum available transferable development rights in the Sending Zone in the 25-year analysis period.***

Specific economic relationships among different housing types and land uses can change over the anticipated twenty-five year build-out period forecasted here. These could occur due to the evolution of desired housing types, changes in technology, increases in energy costs, etc. These slowly-evolving consumer and production trends can and should be monitored. If necessary, ***economic relationships incorporated in the Transfer of Development Rights element (the specific multiples applied to Sending Zone parcels; the relative allocation of land within the Receiving Zone among different land uses, etc.) can and should be adjusted based on any such changes in consumer behavior or production technology.***

Viability of the Transfer of Development Rights Program

The above analysis has detailed that the demand for 188 Development Credits can be achieved through any of the three proposed TDR development programs in the Receiving Zone during the 2014 to 2040 period. The pool of transferable development rights in the Sending Zone (188 credits) will meet this projected demand for development credits.

Note that this section will need to be modified based on the final selected TDR Receiving Zone development program and any impacts of infrastructure costs and COAH policies.

Based on this analysis, we conclude that the proposed Transfer of Development Rights Program is grounded upon sufficient market demand and provides sufficient economic incentive to provide Development Credit buyers to support the needed sales of 188 Development Rights in the Sending Zone during the forecast period (through 2040).

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**KINGWOOD: A PLAN FOR PRESERVING RURAL
CHARACTER THROUGH CONTROLLED DEVELOPMENT OF
ROUTE 12**

APPENDIX C

ANALYSIS OF THE EASTERN GATEWAY VILLAGE CENTER OVERLAY ORDINANCE

A Design and Zoning Analysis of the Eastern Gateway Village Center Overlay Ordinance

Prepared for and in partnership with the Township of Kingwood

Regional Plan Association
NJ TRANSIT
Together North Jersey
Summer 2014

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A New Eastern Gateway to Kingwood

By transferring development from the Route 12 corridor to the proposed Eastern Gateway Village Center, the planned TDR program could accomplish two complementary and interrelated goals: prevent unattractive and generic strip commercial development along the corridor and promote placemaking at the eastern end of Route 12 between Pittstown Road and Barbertown Point Breeze road.

To accomplish this, the Eastern Gateway Village Center Overlay (EGVCO) establishes several mixed-use sub-districts, including Commercial/Artisan, Mixed Use Core, and Professional Office/Residential. Because Route 12 will remain the central artery for any future development, both at the Gateway and farther west in the corridor, a set of design guidelines for the entire length of Route 12 are suggested which includes a minimum 50-foot deep landscaped zone with a continuous sidewalk.

The sub-districts and Planned Unit Development – incentivized by zoning, where a single developer can create a complete mixed-use neighborhood – differ somewhat in the details of what they allow. But the sub-districts and PUD share strategies that are essential for making a pedestrian-oriented place with a distinct identity:

- Promote compact mixed-use: The zoning allows a diversity of uses and encourages combining residential and commercial development on the same property. Bonuses from the TDR program enable buildings with greater height and coverage, as well as additional residential density.
- Increase the residential presence: The zoning allows for residential densities and building types that are associated with compact neighborhood design. Through the use of TDR in the core mixed-use subdistrict, new neighborhoods may be built out to 12 dwelling units per acre (net) with townhouses, and a maximum of 20 dwelling units per acre (net) in multifamily buildings, so long as the development is connected to a centralized sewer system. Additional density bonus can be achieved through construction of on-site affordable housing.
- Manage parking creatively: In order to create a place that accommodates the automobile but is not dominated by vehicle parking, the proposed zoning includes several supplemental regulations that affect the quantity, location and design of parking. Parking may be shared between uses to reduce the overall amount of land dedicated to parking. Where economically feasible, half of the parking should be in structures. To ensure that streets and public spaces are defined and animated by buildings and are not deadened by expanses of parking, parking is not permitted in front yards or in set-backs, and parking cannot be located between a building entrance and a road right-of-way. Entrance-adjacent parking can be accommodated only next to large-scale regional retail developments. Surface parking lots must be broken up into reasonably sized areas through landscaping and pedestrian paths.

- Promote traditional neighborhood form: The proposed vision is one of a compact, mixed-use neighborhood that captures the experience of the other small downtowns in this part of New Jersey, including Frenchtown and Kingwood's own Baptistown. To accomplish this, the proposed zoning recommends a well-connected and fine-grained street and block network: blocks can be no longer than 400 feet with through-block passages at 200-foot intervals. Mid-block laneways enable parking to be behind townhouse developments so that the residential entrances can relate directly to the street. Neighborhood-scale development is supported by mandating that no single commercial establishment can be more than 80,000 square feet in size.
- Create lively public spaces: For this new neighborhood to have a distinct identity, the gateway must have public spaces where the residents of Kingwood can come together, not just to shop, but also to engage as a community. To accomplish this, 30% of a Planned Unit Development shall be open space and 10% of that must be public open space and rain gardens. Where commercial buildings face streets and public spaces, facades must be 50% to 70% transparent.
- Promote sustainable neighborhood design: To promote passive solar efficiency, 75% of the street frontage must be within 17 degrees of true east-west so that most of the buildings and roof surfaces will be south facing. As aforementioned, 30% of any PUD must be open space of which 10% must be public space or rain gardens.

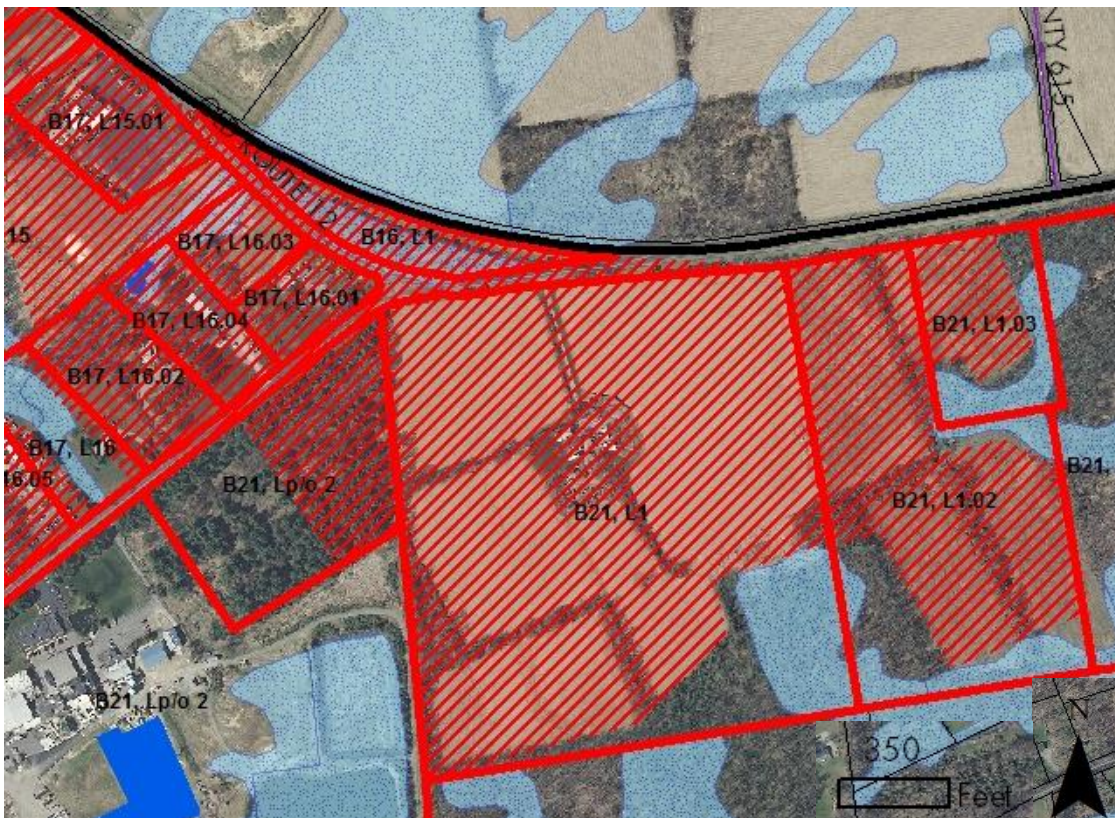


Figure 1: Significant parcels in the Eastern Gateway Village Center

Regulating Placemaking

The zoning and design guidelines described above are essential to achieve the vision of a new neighborhood at the Eastern Gateway Village Center. However, the vision of a coherent and connected place must still confront the essential challenge to creating any new neighborhood from the ground up: that unless a single developer comes forward – who is prepared to build most of the land in the future gateway according to a single approved plan – the competing interests of individual land owners and developers in the gateway sub-areas will probably render it impossible to achieve a coherent and integrated place in such a large and complex geography. Even if such a developer were to come forward, it is not clear that this course of implementation comports with the TDR proposal, in which individual land owners and developers purchase, over time, the development rights in the corridor to incrementally build out portions of the Eastern Gateway Village Center vision plan.

To illustrate this challenge, several “straw man” designs were drawn for the individual parcels on the south side of Route 12 in the area of the Gateway. Each of these studies shows development that would meet the new zoning and guideline requirements from a technical point of view, but would undermine the vision of a village center.

Scenario 1: The Teardrop Gateway

The intersection of Barbertown Road with old Route 12 is the best opportunity to create a new identity for this place. Old Route 12 provides the ideal diversion off of Route 12, creating a place to slow traffic and to signal that one is entering a new place with its own distinct identity, separate from the higher speed and more heavily trafficked Route 12 corridor. A signature public open space here could relate to a re-landscaped park in the “teardrop” of land between Old and new Route 12.

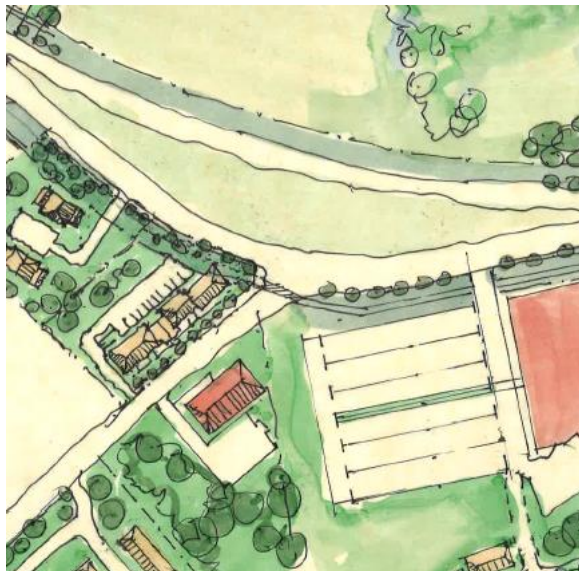


Figure 2: Undesirable, disconnected development near the teardrop diminishes a sense of place



Figure 3: Development that is more connected, relates to the teardrop open space, and attempts to achieve a sense of place

But in the scenario shown in Figure 2, none of those opportunities are realized. At this intersection, there are actually four separate properties: the large parcel to the east (B21, L1), the acute corner near MEL Chemicals (B21, Lp/o 2), the small parcel on the other side of Barbertown Road (B17, L16.01), and the tear drop shaped parcel between old and new Route 12 (B16, L1), presumably controlled by NJ Department of Transportation. It is a completely plausible – if not likely – scenario, that each of these parcels would be developed separately without consideration for the adjacent parcel. This study imagines that the B21, L1 parcel would be developed with a loop road townhouse development to the south west and a stand-alone commercial business at the corner. Adjacent is the surface parking lot for the large commercial property that is part of the PUD on the adjacent parcel. Across the street, a townhouse development faces Barbertown Road, but does not address Route 12 at all beyond providing the required 50' buffer, nor does it relate to the commercial building across the street. The teardrop shaped parcel remains the overgrown and leftover space that it is today.

Again, these design scenarios conform to the technical requirements of the new zoning. But they do not add up to the kind of place that is described for the Eastern Gateway.

Scenario 2: PUD in B21, L1

The parcel with the single most potential for new development is the B21, L1 parcel on the south side of Route 12, which can easily accommodate a large mixed-use PUD. In this design scenario, the developer has presumably embraced “mixed-use” in the sense that on one parcel he has two different kinds of retail (in red), an institutional use of some kind (in blue), parking (in cream/lines) and townhouses (in yellow). The project conforms to the technical requirements of the zoning: the parking is to the side of the buildings; the parking field for the large scale retail use is broken up with a landscaped pedestrian way; no blocks are longer than 400 feet; no buildings are closer to Route 12 than 50 feet.

But this development is mixed-use in name only. There are numerous deficiencies: the different programmatic components are linked by roads but do not relate to each other; retail uses conform to the required 50-foot minimum setback but because there is no consistent “build-to” line, each of the two retail buildings has a completely different relationship to Route

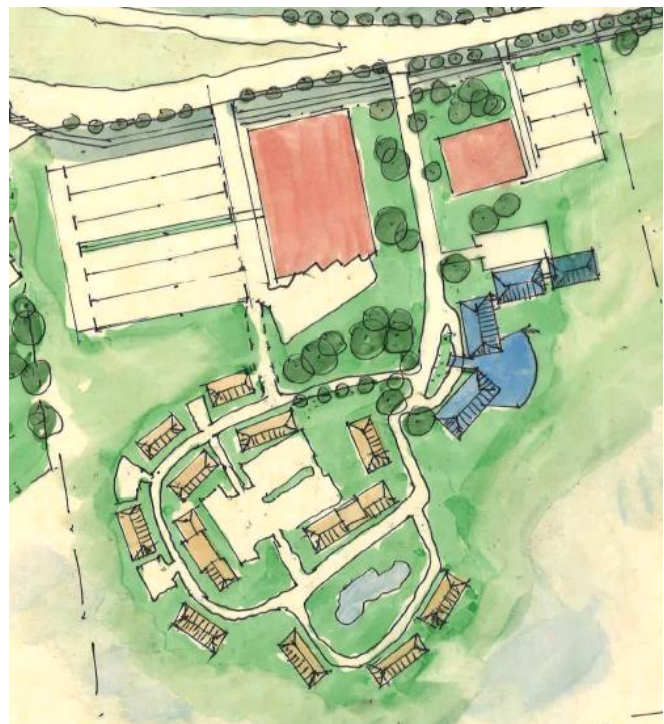


Figure 4: Large "mixed-use" planned unit development

12 and neither building relates well to the new required sidewalk in the buffer zone; and the residential component feels like a loop road cul-de-sac subdivision rather than a traditional neighborhood.

In theory, the municipality could try to negotiate with the developer to get to design that is more in the spirit with the Eastern Gateway Village Center vision, but it is difficult to predict the outcome of that negotiation and developer cooperation.

Scenario 3: PUD in B21, L1.02



Figure 5: Townhouse development with no relation to the Route 12 corridor

The eastern-most large parcel on the south side of Route 12 (B21, L1.02) could also accommodate a mixed-use PUD. And this study imagines that a developer has decided to take advantage of the new zoning to create a higher density townhouse development. But because there is only a minimum set back from Route 12, and no maximum setback, the developer has chosen to build an enclave that is quite deep into the site and has no relationship to the corridor.

Of course the most fundamental problem with all of these design studies is that each developer proceeds without consideration for how his/her singular development relates to the developments on the adjacent properties. The likely result is an assemblage of individual developments, each of which may conform to the new regulations and may even be well designed, but which are ultimately merely adjacent to one another, not integrated with one another. In short, the whole will be less than the sum of the parts.

Building a Complete Place

The essential question is this: how far should the new regulations go in prescribing the way the entire gateway area evolves over time? At one extreme, as suggested above, the municipality may go no further than the proposed regulations and guidelines with the hope that the coherent and integrated development can be achieved by negotiating with individual developers as they come forward with proposals. In some ways this is the most flexible and market-friendly course because it creates the most latitude for developers. The challenge, as noted above, is that there will be ongoing negotiations around difficult issues such as the connections between properties that will be needed to create a linked public space network throughout the village center.

At the other extreme, the municipality could commission a design and planning firm to do a complete and detailed design for the entire area which would be highly prescriptive in terms of uses, and in terms of the size, design and location of all of the buildings and public spaces. This has the advantage of requiring exactly what the municipality wants to create at the gateway. Prospective developers would know exactly what is expected of them without the challenge of ongoing negotiations. The challenge for this course of implementation is that the constraints on development may be so burdensome that developers invest elsewhere. In addition, real estate markets may change before the village center is built out, leaving the municipality with design guidelines that are misaligned with the market.

A planning and design framework can address the most essential aspects of a comprehensive plan without becoming overly prescriptive, creating an armature that all of the developers must acknowledge without undermining their individual development strategies. The planning framework on page 11 should be made part of the new land use regulations and guidelines and has the following essential components.

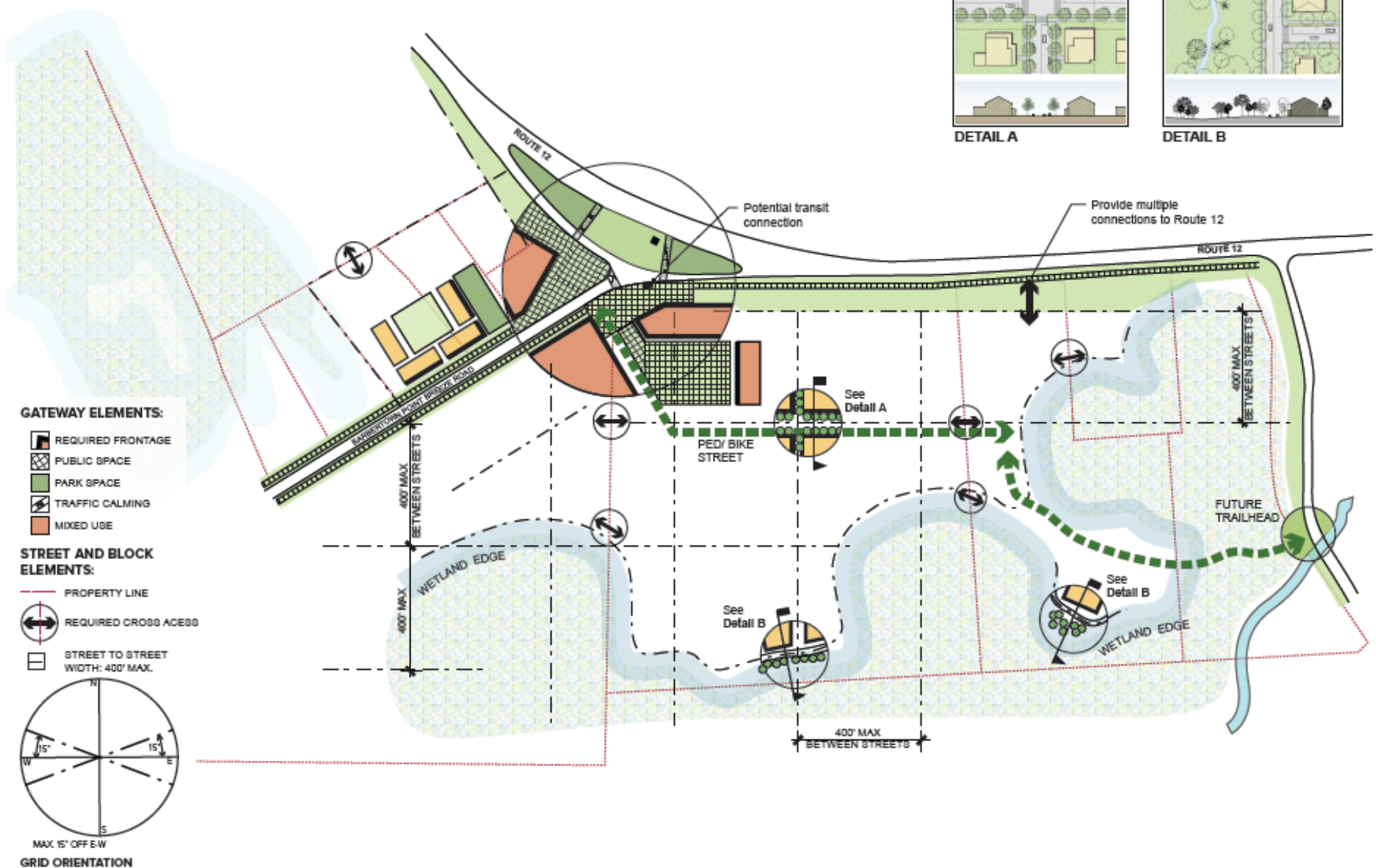
- Design the Gateway: The intersection of Barbertown Road and Old Route 12 is the most important place in the future Eastern Gateway Village Center and the place that will set the tone for the rest of the area. This is the one limited area in which the municipality should complete a comprehensive and detailed plan and require developers to conform to it. Some of the features of this place include, but are not limited to:
 - A well-appointed public plaza that addresses the intersection; connections from this public space to the sidewalks in the proposed Route 12 buffer zone, sidewalks on Barbertown Road, and connections to the interior of the development area.
 - Detailed design guidelines should recommend the location/design of the building frontages that frame these public spaces. Pedestrian-oriented ground floor uses.
 - Traffic calming and pedestrian connections.
 - Redesign of the teardrop island between Old Route 12 and Route 12 to include a public park and perhaps some kind of visual marker or monument.
 - Provision for a transit stop.

The municipality should be prepared to invest resources to bring partners to the table to negotiate and complete the final design for these public spaces, as well as jointly identify potential sources of funding for the public space improvements, as these may be too burdensome for any one of the developers or for the municipality. The partners include, at a minimum, NJDOT and the landowners of the properties that front onto the future public spaces. The municipality should also consider the creation of an "Improvement District" that collects proportional fees from site developers for regional improvements. Depending on the phasing of the projects, this may require some up-front costs be born by the municipality to construct these improvements ahead of receiving sufficient development fees in order to ensure connectivity and cohesiveness of the entire project area. The Chesterfield Township TDR program provides a model of this Improvement District approach.

- Map the Public Open Space Framework: As required in the Planned Unit Development regulations, there should be public open spaces that are part of any development above a certain size, but there should be some suggestion about how these are linked to create a comprehensive open space network throughout the village. Just as continuity of the street and block network is ensured by mandating cross-access, developers should be required to link open spaces within their development and to other developments in the Eastern Gateway Village. There is also an opportunity to create a pedestrian link from the new public space to Whiskey Lane, where it crosses the small tributary to the Wickecheoke Creek. While each developer would be expected to construct open space as part of their project, the Improvement District approach can again be used for open spaces or trails that are more regional in nature.
- Mandate Cross-Access: This is one of most essential elements of this planning framework. The street and block network, established by the 400-foot maximum block length, should extend throughout the Eastern Gateway Village Center. Each developer must be required to provide for access between his/her development and the adjacent developments. At a minimum, this should happen at the 400-foot intervals mandated by the maximum block length, but should also be required in other strategic places, such along the edge of the wetlands.
- Relate to the Wetlands and Other Natural Resources: While the village center area is constrained by wetlands, the wetlands should be considered an open space asset and part of the overall open space strategy. There should be connections to the wetlands edge and a trail network within the wetlands designed according to environmental protection standards. Where the development meets the edge of the wetlands, a single loaded road will make this edge public as opposed to being in the private backyards of people's homes.
- Eliminate Opportunities for Incompatible Uses: Several uses that are incompatible with the vision of the Eastern Gateway Village Center are still permitted; these include agriculture,

major photovoltaic and wind facilities, golf courses and single-family homes. A careful audit should be completed of the existing zoning regulations to ensure that these uses are no longer permitted.

Planning Framework Diagram for the EGVC



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**KINGWOOD: A PLAN FOR PRESERVING RURAL
CHARACTER THROUGH CONTROLLED DEVELOPMENT OF
ROUTE 12**

APPENDIX D

DEMOGRAPHIC & TRADITIONALLY DISADVANTAGED POPULATIONS ANALYSIS

| Variable | Kingwood Township | Hunterdon County |
|----------------------------|-------------------|------------------|
| Population | 3,848 | 127,996 |
| White | 3,681 | 112,173 |
| Black | 26 | 3,225 |
| Asian | 39 | 4,091 |
| Hispanic | 88 | 6,799 |
| Other | 14 | 1,708 |
| Foreign-Born | 207 | 10,903 |
| % Foreign-Born | 5.38% | 8.52% |
| Housing Units | 1,515 | 49,587 |
| Households | 1,400 | 47,422 |
| Owner-occupied | 1,280 | 40,156 |
| % Owner-occupied of | 91.43% | 84.68% |
| Renter-occupied | 120 | 7,266 |
| % Renter-occupied of | 8.57% | 15.32% |
| Vacant Units | 115 | 2,165 |
| % Single Family | 92.30% | 84.50% |
| % Multifamily | 7.70% | 15.30% |
| Median Household Income \$ | 104,828 \$ | 105,880 |
| Households in Poverty | | |
| Total Households | 1,400 | 47,422 |
| Carless Households | 0 | 1,484 |
| % Carless | 0.00% | 3.13% |
| 1-Car Households | 298 | 10,861 |
| % 1-Car | 21.29% | 22.90% |
| Workers 16+ | 1,942 | 63,781 |
| Workers 16+ Commuting to | 1,740 | 58,860 |
| Drove Alone | 1,491 | 51,875 |
| Carpooled | 183 | 3,939 |
| Public Transportation | 30 | 1,491 |
| % Public Transportation | 1.72% | 2.53% |
| Walked | 36 | 995 |
| Other | 0 | 560 |

***ACS 2012 5-year estimates

Kingwood Route 12 Scenic Corridor Economic Strategy: Comparative Profile of Traditionally Disadvantaged Populations

| Variable | Kingwood Township | Hunterdon County | Together North Jersey Region |
|--|-------------------|------------------|------------------------------|
| Population ¹ | 3,845 | 128,349 | 6,579,907 |
| Households ² | 1,491 | 47,182 | 2,365,263 |
| Households in Poverty ² | 60 | 1,750 | 209,488 |
| <i>Percent Households in Poverty</i> | 4.0% | 3.7% | 8.9% |
| Racially Concentrated Areas in Poverty (RCAPs) ^{1,2} | 0 | 0 | 155 |
| Persons Living in RCAPs | 0 | 0 | 564,916 |
| <i>Percent Living in RCAPs</i> | 0.0% | 0.0% | 8.6% |
| Minority Population ¹ | 204 | 15,742 | 2,800,362 |
| <i>Percent Minority</i> | 5.3% | 12.3% | 42.6% |
| Non-Hispanic Minority Population | 112 | 9,020 | 1,515,462 |
| <i>Percent Non-Hispanic Minority</i> | 2.9% | 7.0% | 23.0% |
| Hispanic Population | 92 | 6,722 | 1,284,900 |
| <i>Percent Hispanic</i> | 2.3% | 5.2% | 19.5% |
| Families in Poverty with Children ² | 19 | 638 | 82,452 |
| <i>Percent Families in Poverty with Children</i> | 1.6% | 1.9% | 5.0% |
| Female Head of Household with Children ² | 48 | 1,710 | 153,224 |
| <i>Percent Female Head of Household with Children</i> | 3.3% | 3.6% | 6.4% |
| Persons with Limited English Proficiency (5 Years+) ² | 59 | 4,183 | 837,019 |
| <i>Percent Persons with Limited English Proficiency</i> | 1.6% | 3.4% | 13.7% |
| Carless Households ² | 29 | 1,410 | 295,271 |
| <i>Percent Carless Households</i> | 1.9% | 3.0% | 12.5% |
| Elderly Persons (75 Years+) ¹ | 207 | 6,961 | 431,770 |
| Percent Elderly Persons | 5.4% | 5.4% | 6.6% |
| Persons with Disabilities ³ | 270 | 9,833 | 606,368 |
| Percent Persons with Disabilities | 7.0% | 7.9% | 9.3% |
| HUD Units ⁴ | 0 | 316 | 84,907 |
| <i>Units/1,000 Population</i> | 0 | 2 | 13 |
| Public Housing Units | 0 | 0 | 31,069 |
| <i>Units/1,000 Population</i> | 0 | 0 | 5 |
| Multi-Family Housing Units | 0 | 102 | 38,689 |
| <i>Units/1,000 Population</i> | 0 | 1 | 6 |
| Low-Income Tax Credit Units | 0 | 214 | 15,149 |
| <i>Units/1,000 Population</i> | 0 | 2 | 2 |

Sources:

¹ U.S. Census Bureau, 2010 Census; ² U.S. Census Bureau, 2006-2010 American Community Survey; ³ U.S. Census Bureau 2008-2012 American Community Survey; ⁴ U.S. Department of Housing and Urban Development, A Picture of Subsidized Households, 2012, Using 2010 Census Geography

Kingwood Route 12 Scenic Corridor Economic Strategy: Comparative Profile of Race Distribution

| Variable | Kingwood Township | Hunterdon County | Together North Jersey Region |
|---|-------------------|------------------|------------------------------|
| Total Population | 3,845 | 128,349 | 6,579,907 |
| Minority | 204 | 15,742 | 2,800,362 |
| <i>Percent Minority</i> | <i>5.3%</i> | <i>12.3%</i> | <i>42.6%</i> |
| Total Population | 100.0% | 100.0% | 100.0% |
| White | 96.5% | 91.4% | 68.1% |
| <i>Non-Hispanic</i> | <i>94.7%</i> | <i>87.7%</i> | <i>57.4%</i> |
| <i>Hispanic</i> | <i>1.8%</i> | <i>3.6%</i> | <i>10.6%</i> |
| Black | 0.7% | 2.7% | 12.7% |
| <i>Non-Hispanic</i> | <i>0.6%</i> | <i>2.5%</i> | <i>11.8%</i> |
| <i>Hispanic</i> | <i>0.1%</i> | <i>0.2%</i> | <i>0.9%</i> |
| American Indian and Alaska Native | 0.0% | 0.1% | 0.3% |
| <i>Non-Hispanic</i> | <i>0.0%</i> | <i>0.1%</i> | <i>0.1%</i> |
| <i>Hispanic</i> | <i>0.0%</i> | <i>0.1%</i> | <i>0.2%</i> |
| Asian | 1.1% | 3.3% | 9.4% |
| <i>Non-Hispanic</i> | <i>1.1%</i> | <i>3.2%</i> | <i>9.3%</i> |
| <i>Hispanic</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.1%</i> |
| Native Hawaiian and Other Pacific Islander | 0.0% | 0.0% | 0.0% |
| <i>Non-Hispanic</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Hispanic</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| Some other race | 0.5% | 1.2% | 6.8% |
| <i>Non-Hispanic</i> | <i>0.2%</i> | <i>0.1%</i> | <i>0.4%</i> |
| <i>Hispanic</i> | <i>0.3%</i> | <i>1.1%</i> | <i>6.4%</i> |
| Two or more races | 1.2% | 1.3% | 2.7% |
| <i>Non-Hispanic</i> | <i>1.1%</i> | <i>1.0%</i> | <i>1.4%</i> |
| <i>Hispanic</i> | <i>0.1%</i> | <i>0.3%</i> | <i>1.3%</i> |
| Hispanic (any race) | 2.3% | 5.2% | 19.5% |

Source: U.S. Census Bureau, 2010 Census

Kingwood Route 12 Scenic Corridor Economic Strategy: Comparative Profile of Foreign-Born Population

| Variable | Kingwood Township | Hunterdon County | Together North Jersey Region |
|--|-------------------|------------------|------------------------------|
| Total population | 3,845 | 128,458 | 6,518,190 |
| Native | 3,651 | 117,983 | 4,988,460 |
| Foreign-Born | 194 | 10,475 | 1,529,730 |
| <i>Percent Foreign-Born</i> | <i>5.0%</i> | <i>8.2%</i> | <i>23.5%</i> |
| Origin of Foreign-Born Population | 100.0% | 100.0% | 100.0% |
| Europe | 75.8% | 35.9% | 17.9% |
| <i>Northern Europe</i> | <i>25.3%</i> | <i>6.4%</i> | <i>2.1%</i> |
| <i>Western Europe</i> | <i>32.0%</i> | <i>9.8%</i> | <i>2.1%</i> |
| <i>Southern Europe</i> | <i>9.8%</i> | <i>7.9%</i> | <i>5.8%</i> |
| <i>Eastern Europe</i> | <i>8.8%</i> | <i>11.7%</i> | <i>7.8%</i> |
| <i>Europe, n.e.c.</i> | <i>0.0%</i> | <i>0.2%</i> | <i>0.0%</i> |
| Asia | 16.5% | 28.0% | 30.7% |
| <i>Eastern Asia</i> | <i>16.5%</i> | <i>10.1%</i> | <i>9.2%</i> |
| <i>South Central Asia</i> | <i>0.0%</i> | <i>9.9%</i> | <i>12.9%</i> |
| <i>South Eastern Asia</i> | <i>0.0%</i> | <i>6.0%</i> | <i>6.2%</i> |
| <i>Western Asia</i> | <i>0.0%</i> | <i>2.0%</i> | <i>2.4%</i> |
| <i>Asia, n.e.c.</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.1%</i> |
| Africa | 0.0% | 3.8% | 4.2% |
| <i>Eastern Africa</i> | <i>0.0%</i> | <i>1.1%</i> | <i>0.4%</i> |
| <i>Middle Africa</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.1%</i> |
| <i>Northern Africa</i> | <i>0.0%</i> | <i>1.8%</i> | <i>1.5%</i> |
| <i>Southern Africa</i> | <i>0.0%</i> | <i>0.6%</i> | <i>0.2%</i> |
| <i>Western Africa</i> | <i>0.0%</i> | <i>0.2%</i> | <i>1.7%</i> |
| <i>Africa, n.e.c.</i> | <i>0.0%</i> | <i>0.1%</i> | <i>0.2%</i> |
| Oceania | 0.0% | 0.5% | 0.1% |
| <i>Australia and New Zealand Subregion</i> | <i>0.0%</i> | <i>0.5%</i> | <i>0.1%</i> |
| <i>Fiji</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Oceania, n.e.c.</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| Americas | 7.7% | 31.8% | 47.0% |
| <i>Latin America</i> | <i>7.7%</i> | <i>28.3%</i> | <i>46.1%</i> |
| <i>Caribbean</i> | <i>0.0%</i> | <i>5.2%</i> | <i>15.1%</i> |
| <i>Central America</i> | <i>0.0%</i> | <i>11.7%</i> | <i>13.0%</i> |
| <i>South America</i> | <i>7.7%</i> | <i>11.4%</i> | <i>18.0%</i> |
| <i>Northern America</i> | <i>0.0%</i> | <i>3.5%</i> | <i>0.9%</i> |
| <i>Canada</i> | <i>0.0%</i> | <i>3.5%</i> | <i>0.9%</i> |
| <i>Other Northern America</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |

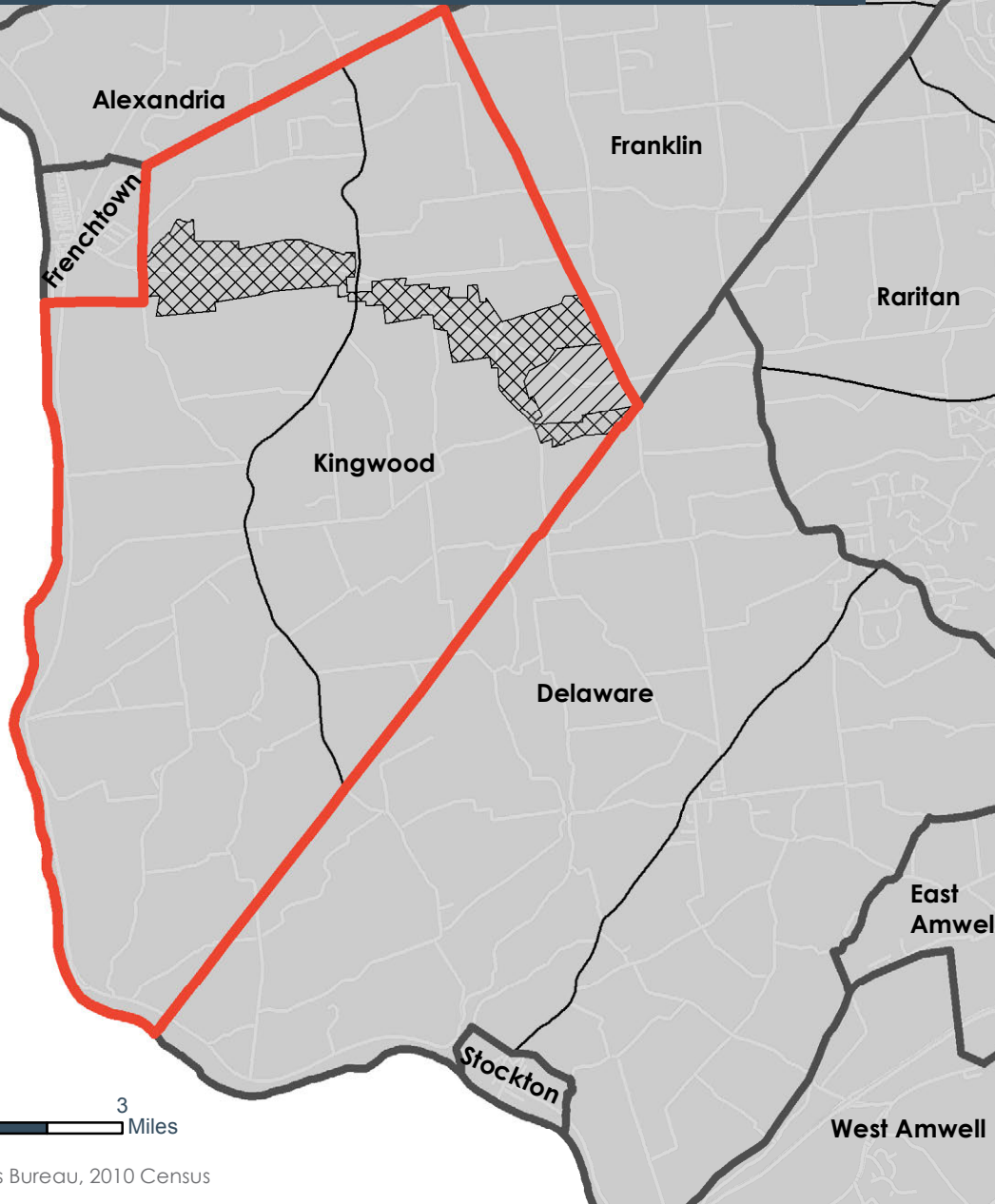
Source: U.S. Census Bureau, 2006-2010 American Community Survey

Kingwood Route 12 Scenic Corridor Economic Strategy: Comparative Profile of Language Spoken at Home for LEP Population

| Variable | Kingwood Township | Hunterdon County | Together North Jersey Region |
|---|-------------------|------------------|------------------------------|
| Population 5 years and over | 3,576 | 121,848 | 6,105,461 |
| Speak only English | 3,355 | 109,370 | 4,121,832 |
| Speak English less than "very well" | 59 | 4,183 | 837,019 |
| <i>Percent Limited English Proficiency (LEP)</i> | <i>1.6%</i> | <i>3.4%</i> | <i>13.7%</i> |
| Language Spoken at Home for LEP Population | 100.0% | 100.0% | 100.0% |
| <i>Chinese</i> | <i>46.4%</i> | <i>5.9%</i> | <i>4.8%</i> |
| <i>German</i> | <i>28.8%</i> | <i>3.0%</i> | <i>0.5%</i> |
| <i>Italian</i> | <i>16.9%</i> | <i>6.5%</i> | <i>2.6%</i> |
| <i>Spanish or Spanish Creole</i> | <i>0.0%</i> | <i>50.4%</i> | <i>57.2%</i> |
| <i>French (incl. Patois, Cajun)</i> | <i>0.0%</i> | <i>2.9%</i> | <i>0.8%</i> |
| <i>French Creole</i> | <i>0.0%</i> | <i>0.0%</i> | <i>1.9%</i> |
| <i>Portuguese or Portuguese Creole</i> | <i>0.0%</i> | <i>2.4%</i> | <i>4.7%</i> |
| <i>Yiddish</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.1%</i> |
| <i>Other West Germanic languages</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Scandinavian languages</i> | <i>0.0%</i> | <i>0.2%</i> | <i>0.0%</i> |
| <i>Greek</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.6%</i> |
| <i>Russian</i> | <i>0.0%</i> | <i>1.6%</i> | <i>1.9%</i> |
| <i>Polish</i> | <i>0.0%</i> | <i>3.5%</i> | <i>2.9%</i> |
| <i>Serbo-Croatian</i> | <i>0.0%</i> | <i>1.7%</i> | <i>0.4%</i> |
| <i>Other Slavic languages</i> | <i>0.0%</i> | <i>1.4%</i> | <i>0.8%</i> |
| <i>Armenian</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.2%</i> |
| <i>Persian</i> | <i>0.0%</i> | <i>1.0%</i> | <i>0.2%</i> |
| <i>Gujarati</i> | <i>0.0%</i> | <i>0.4%</i> | <i>3.0%</i> |
| <i>Hindi</i> | <i>0.0%</i> | <i>1.7%</i> | <i>1.4%</i> |
| <i>Urdu</i> | <i>0.0%</i> | <i>1.2%</i> | <i>0.7%</i> |
| <i>Other Indic languages</i> | <i>0.0%</i> | <i>2.1%</i> | <i>1.5%</i> |
| <i>Other Indo-European languages</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.7%</i> |
| <i>Japanese</i> | <i>0.0%</i> | <i>1.7%</i> | <i>0.6%</i> |
| <i>Korean</i> | <i>0.0%</i> | <i>3.7%</i> | <i>4.3%</i> |
| <i>Mon-Khmer, Cambodian</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Hmong</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Thai</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.1%</i> |
| <i>Laotian</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Vietnamese</i> | <i>0.0%</i> | <i>0.9%</i> | <i>0.7%</i> |
| <i>Other Asian languages</i> | <i>0.0%</i> | <i>0.1%</i> | <i>1.7%</i> |
| <i>Tagalog</i> | <i>0.0%</i> | <i>4.2%</i> | <i>2.1%</i> |
| <i>Other Pacific Island languages</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.1%</i> |
| <i>Navajo</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Other Native North American languages</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.0%</i> |
| <i>Hungarian</i> | <i>0.0%</i> | <i>1.1%</i> | <i>0.3%</i> |
| <i>Arabic</i> | <i>0.0%</i> | <i>0.4%</i> | <i>1.9%</i> |
| <i>Hebrew</i> | <i>0.0%</i> | <i>0.0%</i> | <i>0.3%</i> |
| <i>African languages</i> | <i>0.0%</i> | <i>1.9%</i> | <i>0.7%</i> |
| <i>Other and unspecified languages</i> | <i>0.0%</i> | <i>0.1%</i> | <i>0.1%</i> |

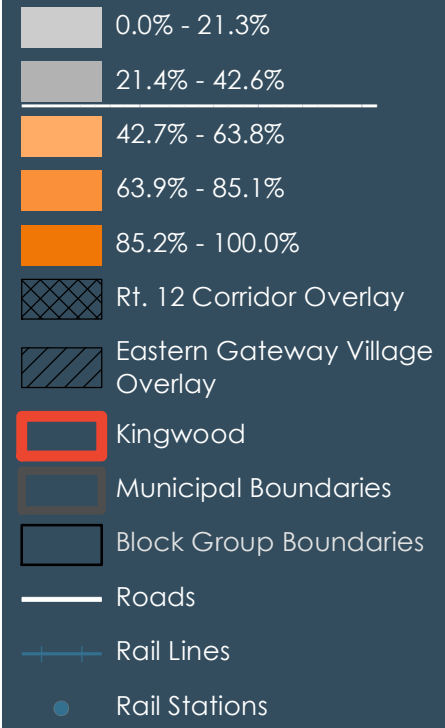
Source: U.S. Census Bureau, 2006-2010 American Community Survey

Kingwood Implementation of Route 12 Center-based Scenic Corridor Economic Strategy: Minority Populations



TOGETHER
**NORTH
JERSEY.**

Percent of Population by Block Group (2010)

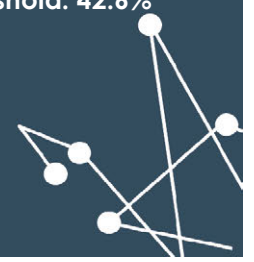


Regional Threshold: 42.6%

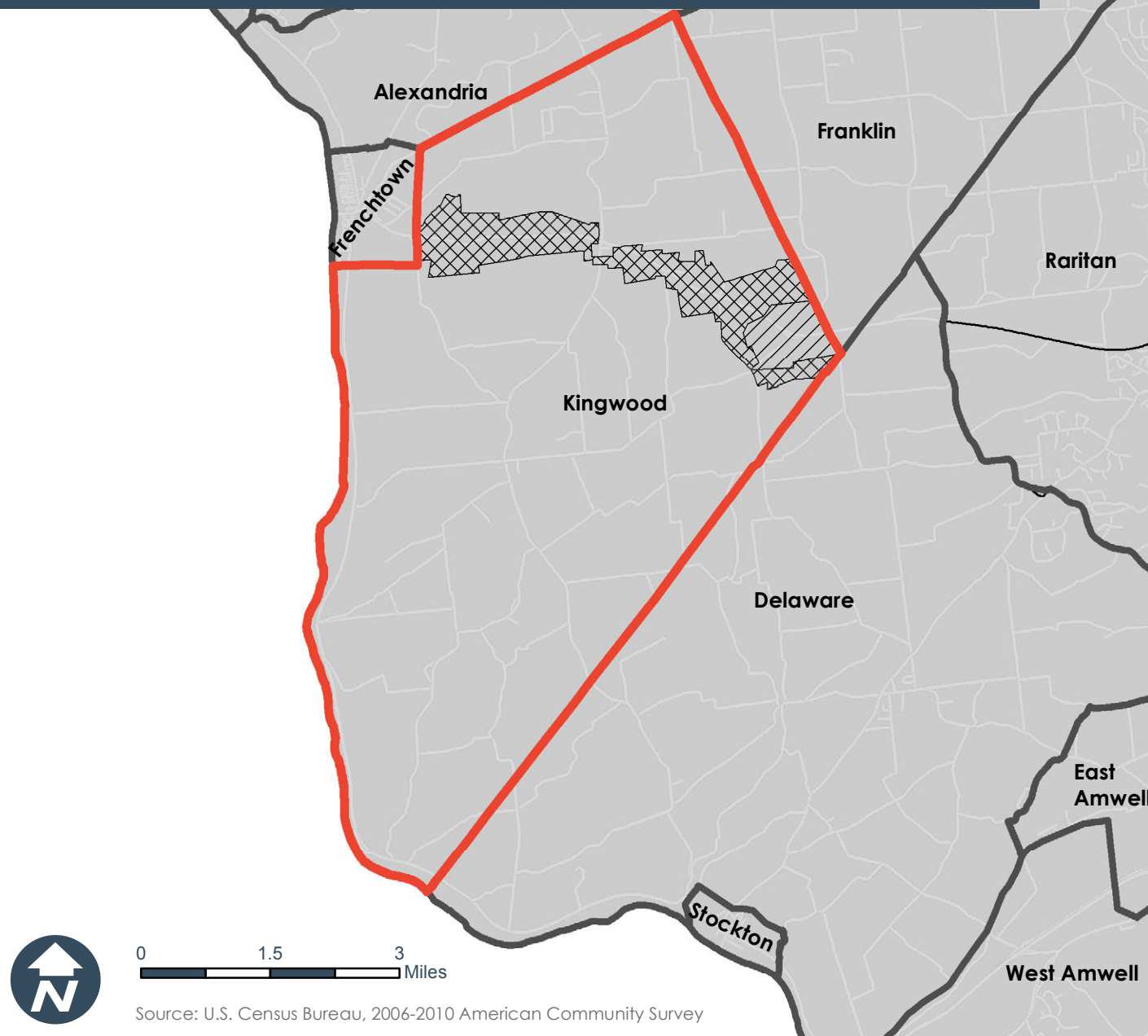


0 1.5 3 Miles

Source: U.S. Census Bureau, 2010 Census



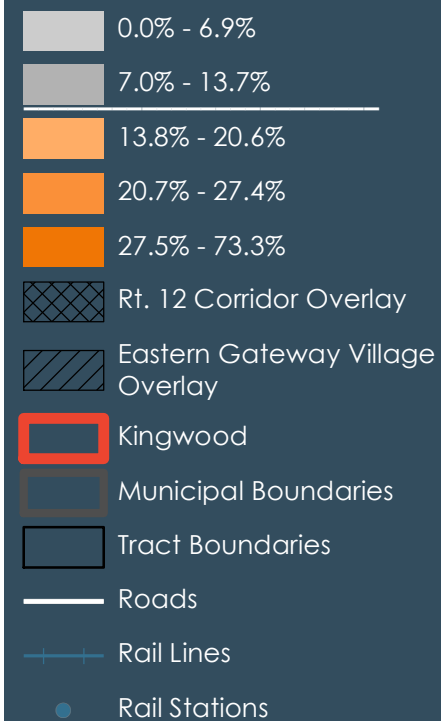
Kingwood Implementation of Route 12 Center-based Scenic Corridor Economic Strategy: Persons with Limited English Proficiency



Source: U.S. Census Bureau, 2006-2010 American Community Survey

TOGETHER
**NORTH
JERSEY.**

Percent of Population* by Census Tract (2010)

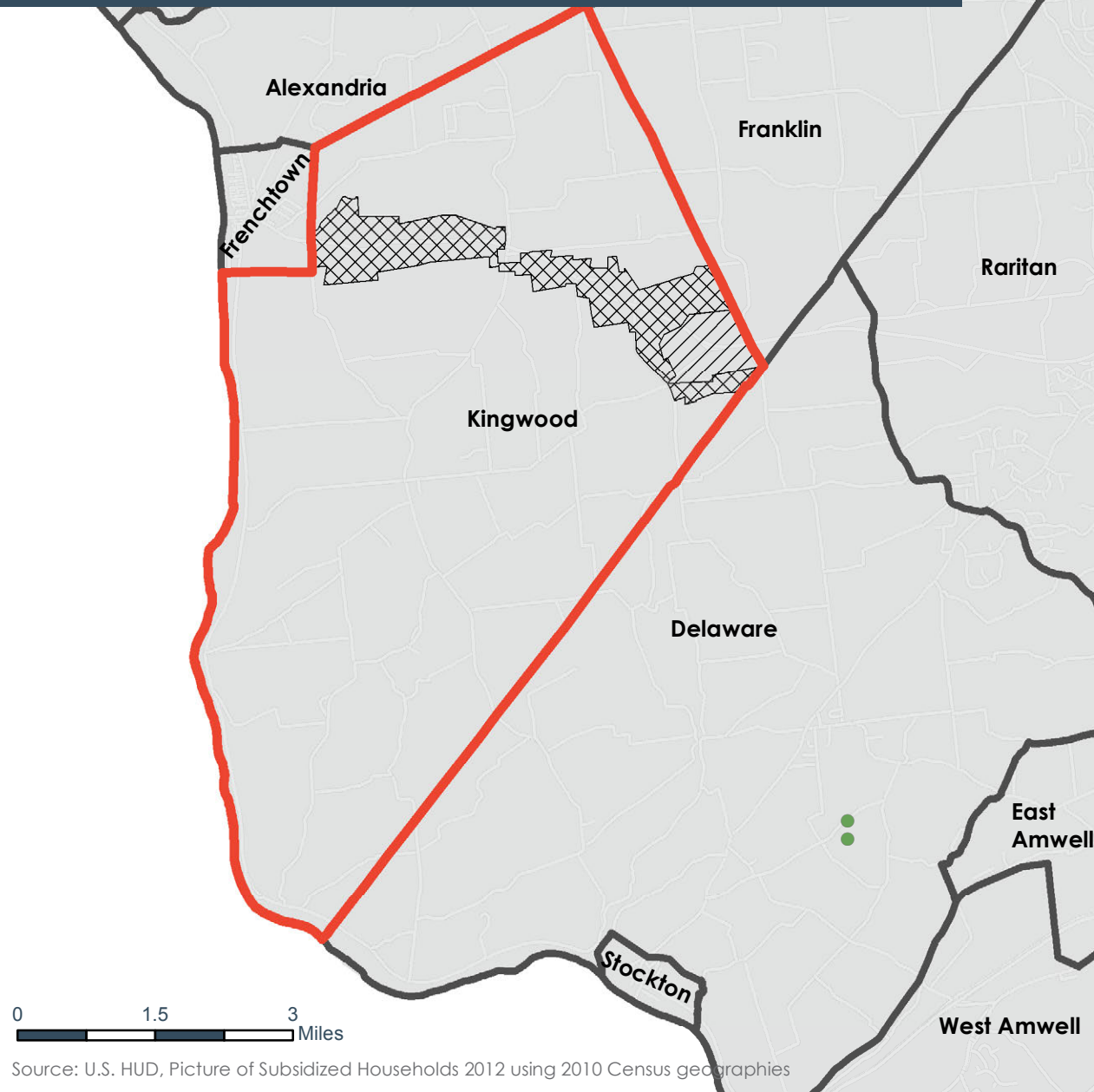


Regional Threshold: 13.7%

*Five years and older



Kingwood Implementation of Route 12 Center-based Scenic Corridor Economic Strategy: HUD-Subsidized Housing Units

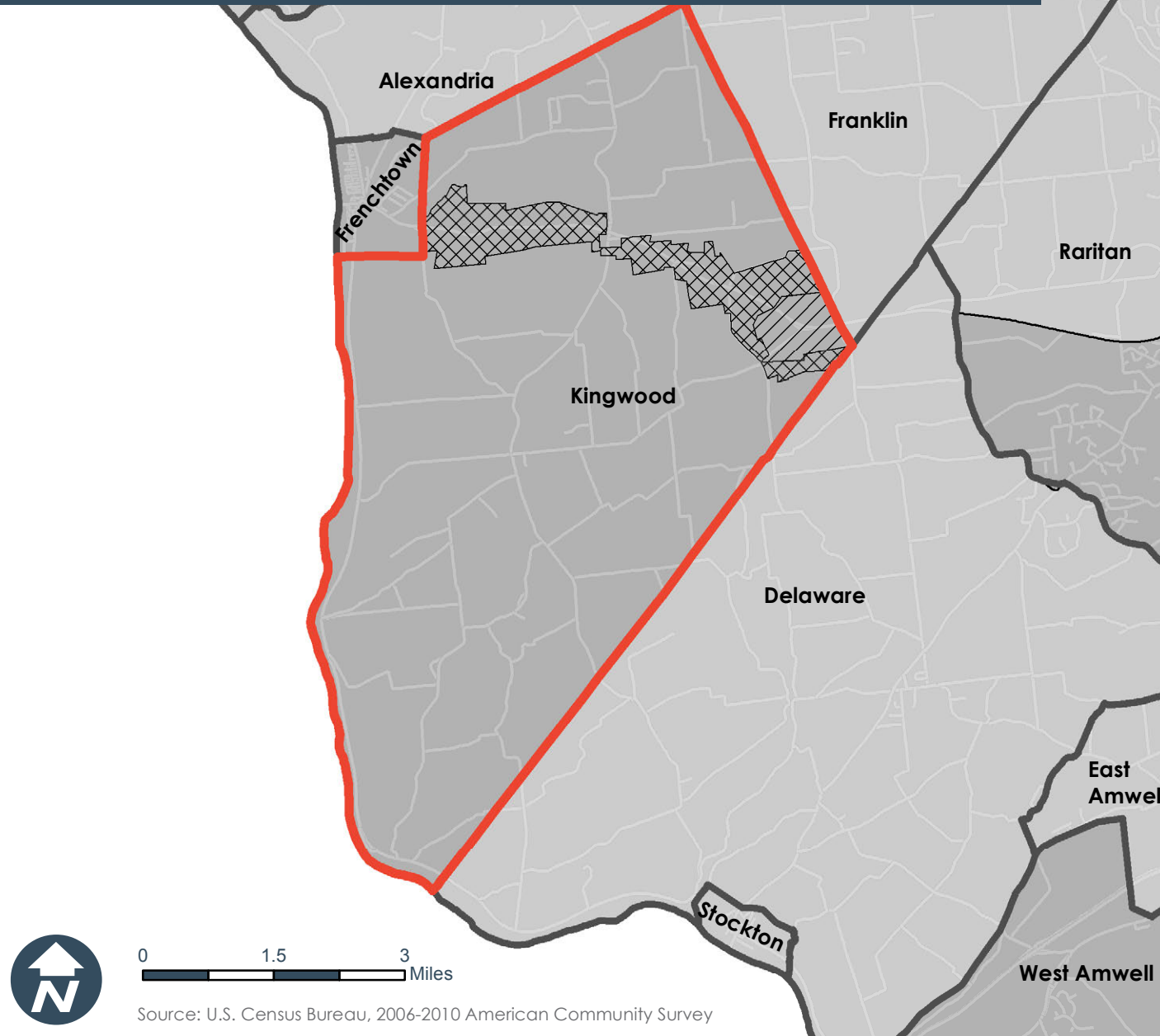


TOGETHER
**NORTH
JERSEY.**

HUD-Subsidized Housing Units (2012)

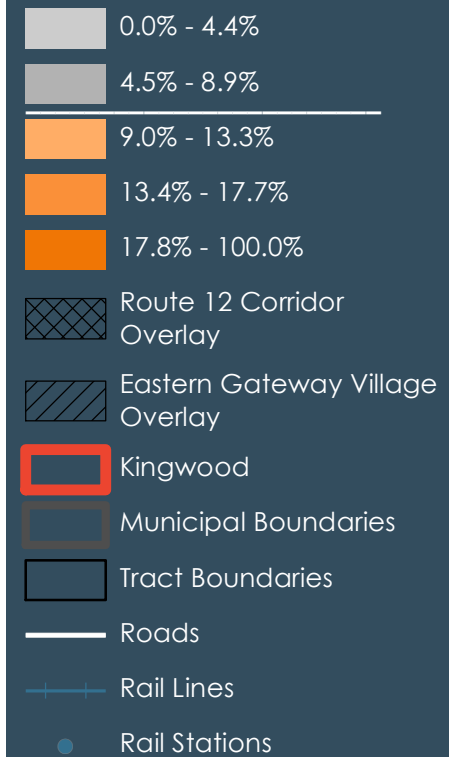
-  Rt. 12 Corridor Overlay
-  Eastern Gateway Village Overlay
-  Kingwood
-  Municipal Boundaries
-  Roads
-  Rail Lines
-  Rail Stations
-  Low-Income Housing Tax Credit Units
-  Multi-Family
-  Public Housing

Kingwood Implementation of Route 12 Center-based Scenic Corridor Economic Strategy: Households in Poverty

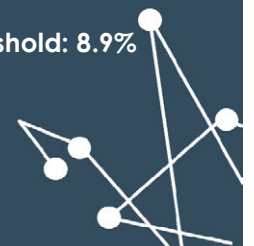


TOGETHER
**NORTH
JERSEY.**

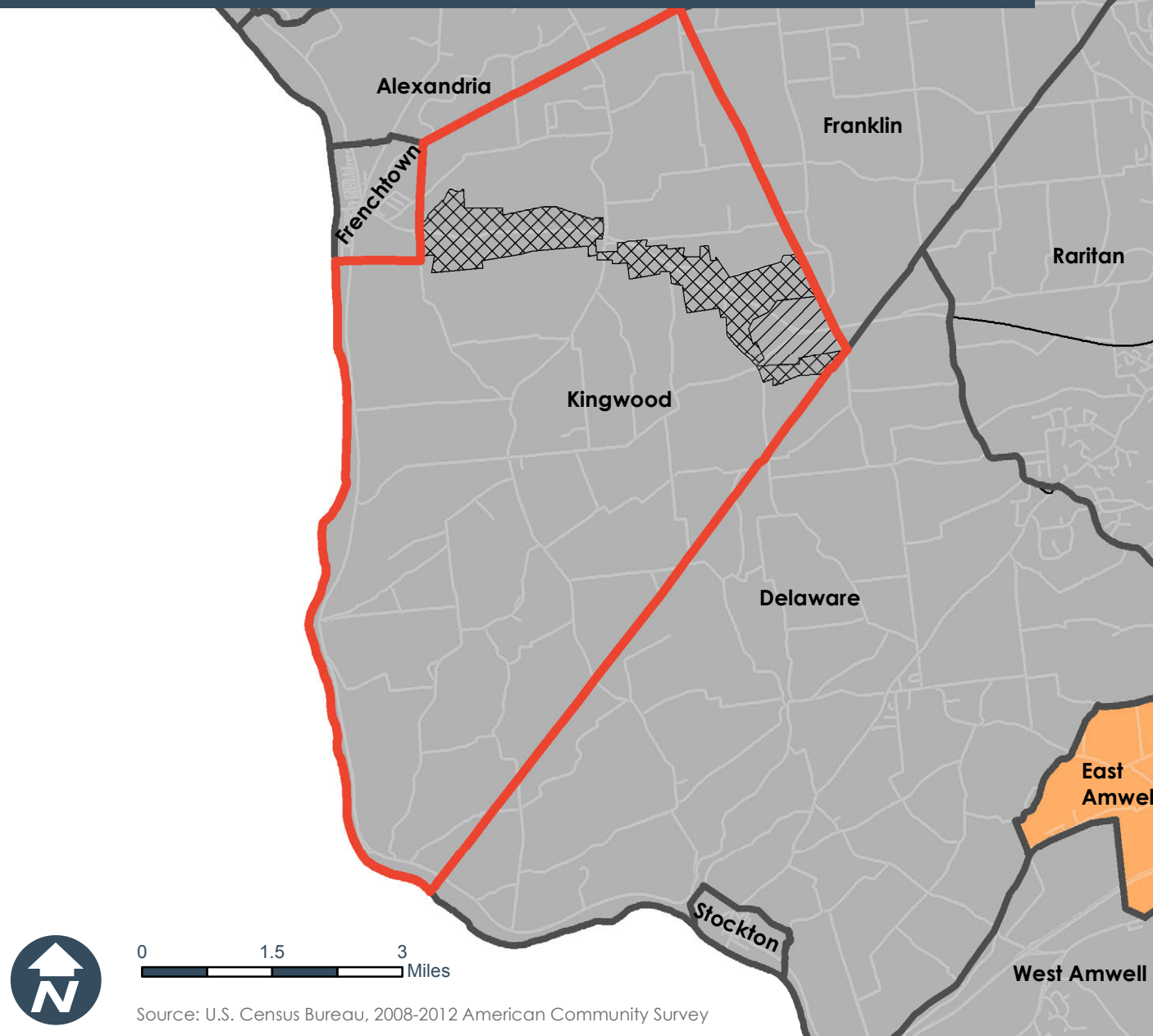
Percent of Households by Census Tract (2010)



Regional Threshold: 8.9%



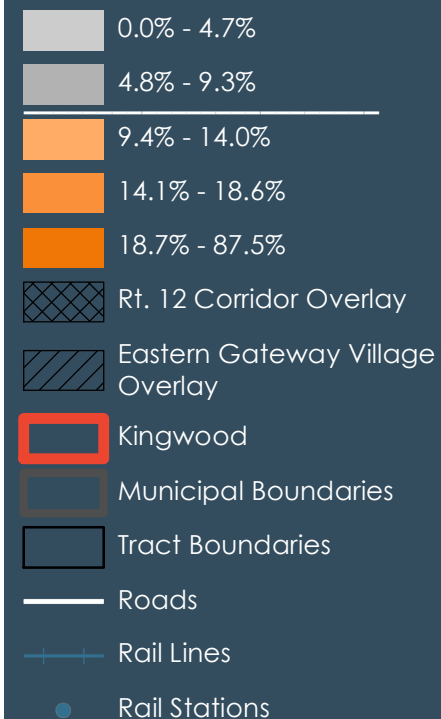
Kingwood Implementation of Route 12 Center-based Scenic Corridor Economic Strategy: Persons with Disabilities



Source: U.S. Census Bureau, 2008-2012 American Community Survey

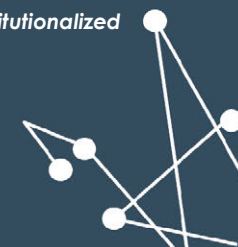
TOGETHER
**NORTH
JERSEY.**

Percent of Population* by Census Tract (2012)



Regional Threshold: 9.3%

*Civilian non-institutionalized population



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**KINGWOOD: A PLAN FOR PRESERVING RURAL
CHARACTER THROUGH CONTROLLED DEVELOPMENT OF
ROUTE 12**

APPENDIX E

MEETING & OUTREACH MATERIALS

Kingwood Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

KICKOFF MEETING.

KINGWOOD – NOVEMBER 11, 2013

AGENDA

| | | |
|---------------|--|---|
| 5:30PM | Welcome & Introductions | Elaine Niemann, Township of Kingwood Richard Dodds, Township of Kingwood |
| 5:40PM | Overview of Together North Jersey Overview of Local Demonstration Project Program | Vivian Baker, NJ Transit |
| 5:50PM | Kingwood TDR Project Introduction | Rob Freudenberg, Regional Plan Association |
| 5:55PM | What is TDR? Discussion | Courtenay Mercer, Mercer Planning Associates Participants |
| 6:15PM | What has already been done in Kingwood? | Rob Freudenberg, Regional Plan Association |
| 6:25PM | Project Objectives & Scope Discussion | Rob Freudenberg, Regional Plan Association Participants |
| 6:50PM | Steering Committee Responsibility & Dates | Janani Shankaran, Regional Plan Association |
| 7:00PM | Adjourn | |

THANK YOU FOR YOUR PARTICIPATION!

Kingwood Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

Kickoff Meeting
November 11, 2013



Together North Jersey

What is **Together North Jersey**?

- A planning initiative in the 13-county NJTPA region of New Jersey
- In Nov 2011, US HUD awarded TNJ a \$5 million grant to develop a Regional Plan for Sustainable Development (RPSD)
- Comprehensive and balanced plan will invest in the region's existing communities where housing, jobs, educational, cultural, and recreational opportunities are made more easily accessible to most residents without having to drive to them



Local Demonstration Projects

What are **Local Demonstration Projects**?

- Provide technical assistance to local partners throughout Northern NJ to undertake strategic planning activities promoting sustainable and livable, transit-oriented development and advance the broader goals of the RPSD
- Potential LDP projects include a variety of local planning activities to make transit corridors and communities more livable



Project Team

- Regional Plan Association
- Mercer Planning Associates
- *Economic Consultant (TBD)*

- NJ Transit & NJTPA

Project Introduction



Project Introduction



Project Introduction



rebounding economy

Project Introduction



Project Introduction



outside highlands

Project Introduction



development pressure

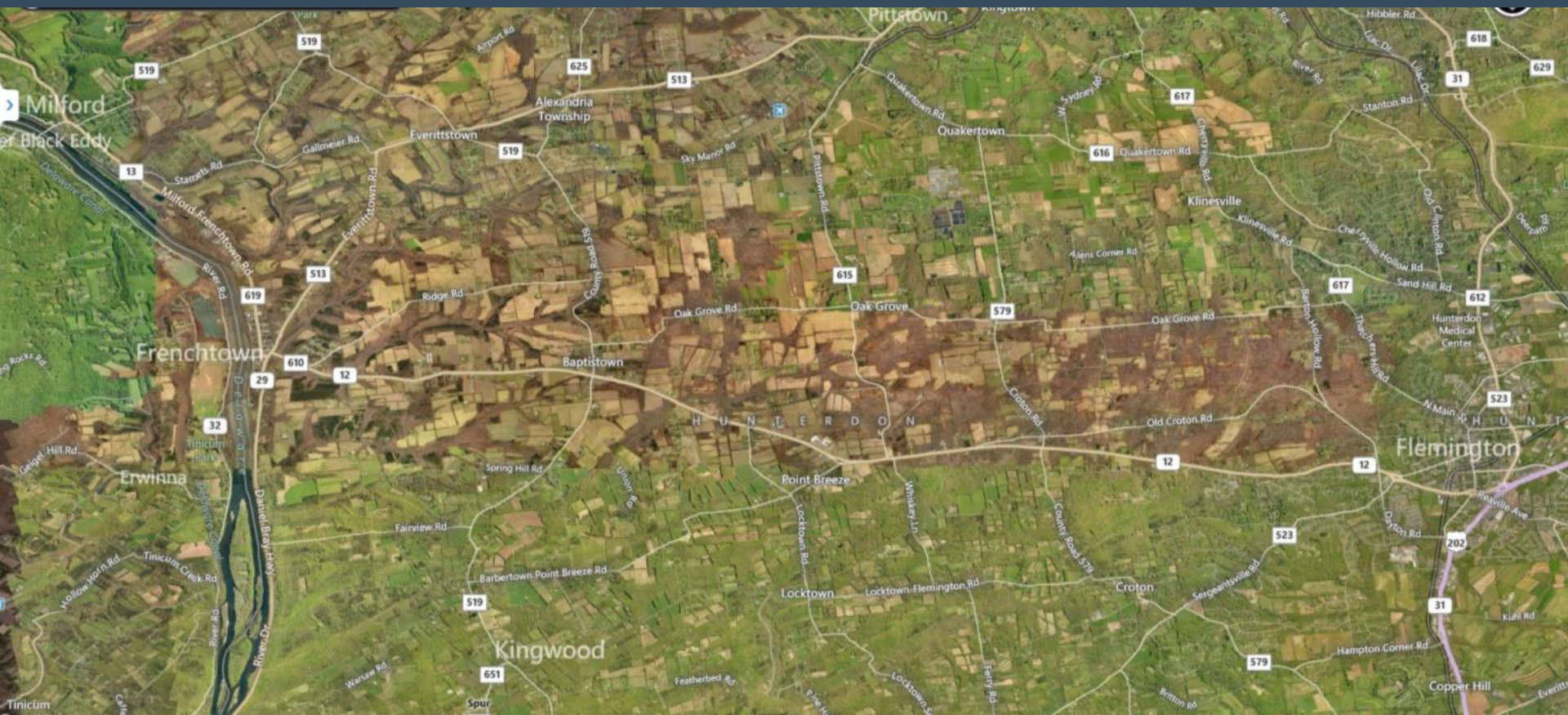
Project Introduction



how can we grow and protect
quality?

Connecting People, Places, and Potential ●

What is TDR?



Transfer of Development Rights

Develop Sustainably

Prevent
consumptive
development...

...by promoting
new growth
patterns



Property Rights & Preservation



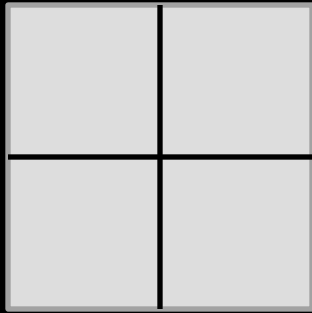
“Fee Simple” is the private ownership of real estate in which the owner has the right to control, use, and transfer the property at will.

“Development right” is an interest in land, less than fee simple absolute title, which enables the owner to develop the land for any purpose allowed by ordinance. For preservation purposes, a development right is calculated on a per acre basis. In a transfer of development rights program, a development right is based on potential developable units, or *credits*.

“After Value” is the value of a property based on its agricultural, environmental or historical resource and its other remaining inherent property rights, but does not allow the owner to develop the land for any other purpose.

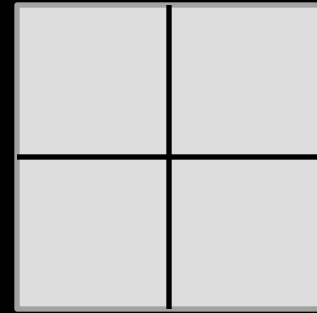
Transfer of Development Rights

Sending Zone Before

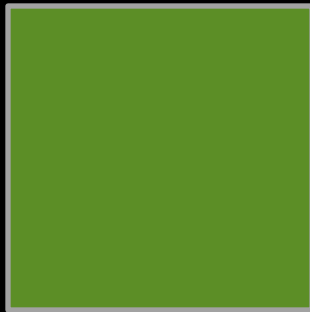


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Receiving Zone Before



Sending Zone After

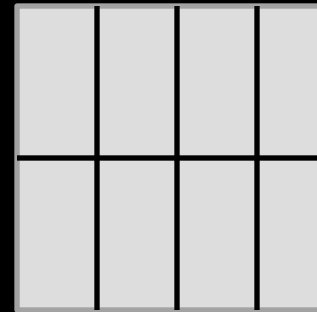


Credits

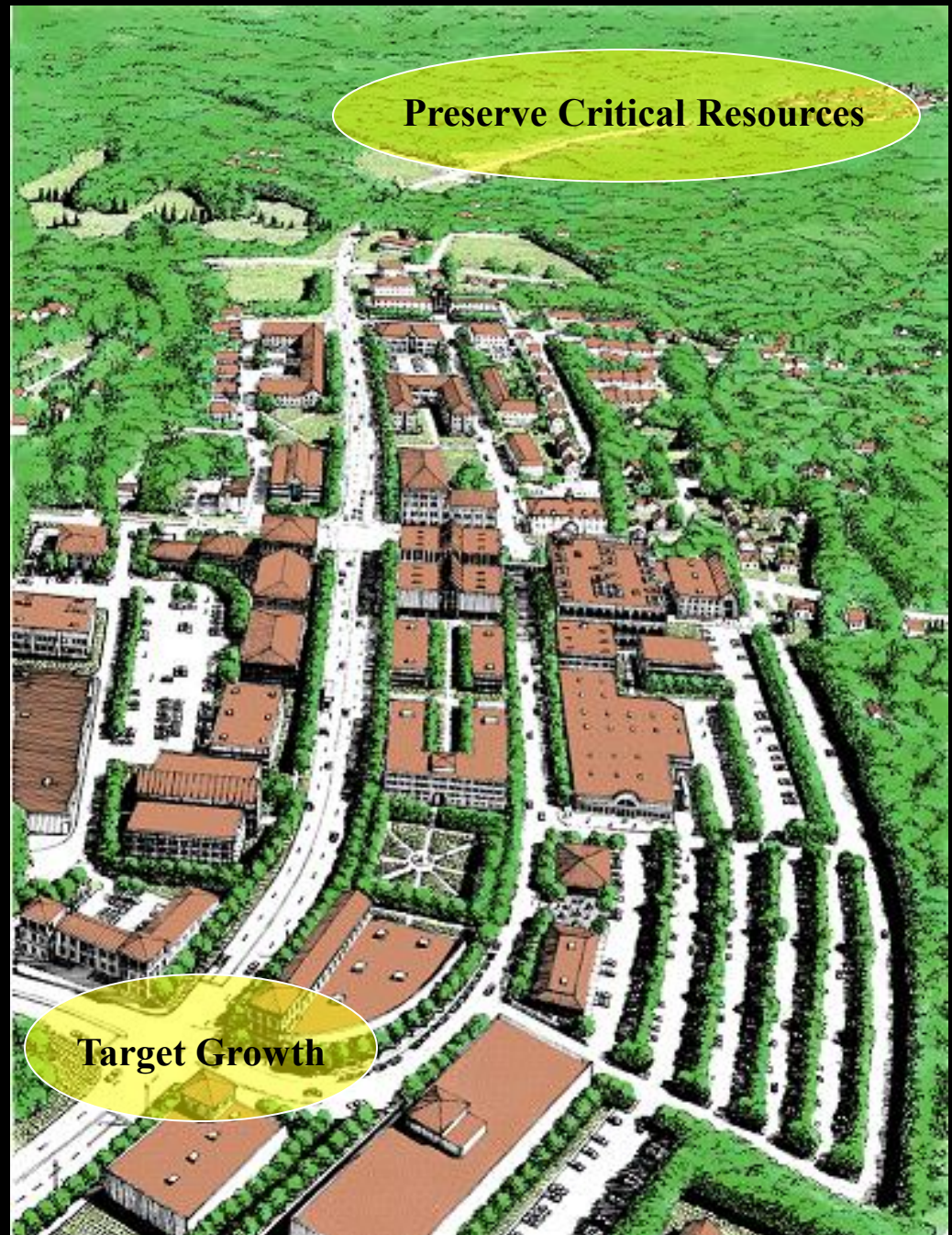


\$\$\$

Receiving Zone After



Transfer of Development Rights





New York City, NY



- NYC Landmarks Preservation Law (1968)
- Penn Central Transportation Co. vs. City of NY (438 US 104, 1978)
- “Air Rights”
- 12 projects since inception



Transfer of Development Rights in New Jersey

Statutes:

- Pinelands Development Credit Program
(Pinelands Comprehensive Management Plan)
- Burlington County Transfer of Development Rights Demonstration Act
(N.J.S.A. 40:55D-113 et seq.)
- State Transfer of Development Rights Act
(N.J.S.A. 40:55D-137 et seq.)
- Highlands Water Protection and Planning Act
(N.J.S.A. 13:20-1 et seq.)

Funding:

- NJ State TDR Bank Planning Assistance Grant - \$40,000
- NJ Highlands Council

Legislative Requirements

- Development Transfer Element
- Capital Improvement Program
- Utility Service Plan
- Real Estate Market Analysis



Plan Endorsement
&
County Approval



TDR Ordinance



Periodic Review

Planning for TDR

Sending Area

Resource Protection

Goals and objectives

Identification of resource

Preservation mechanism

Allocation

Zoning

Environmental constraints

Preserve Critical Resources

Receiving Area

Planning

Goals and objectives

Density

Infrastructure

Open space/recreation

Amenities

Design

Target Growth

Chesterfield Township

Township Profile

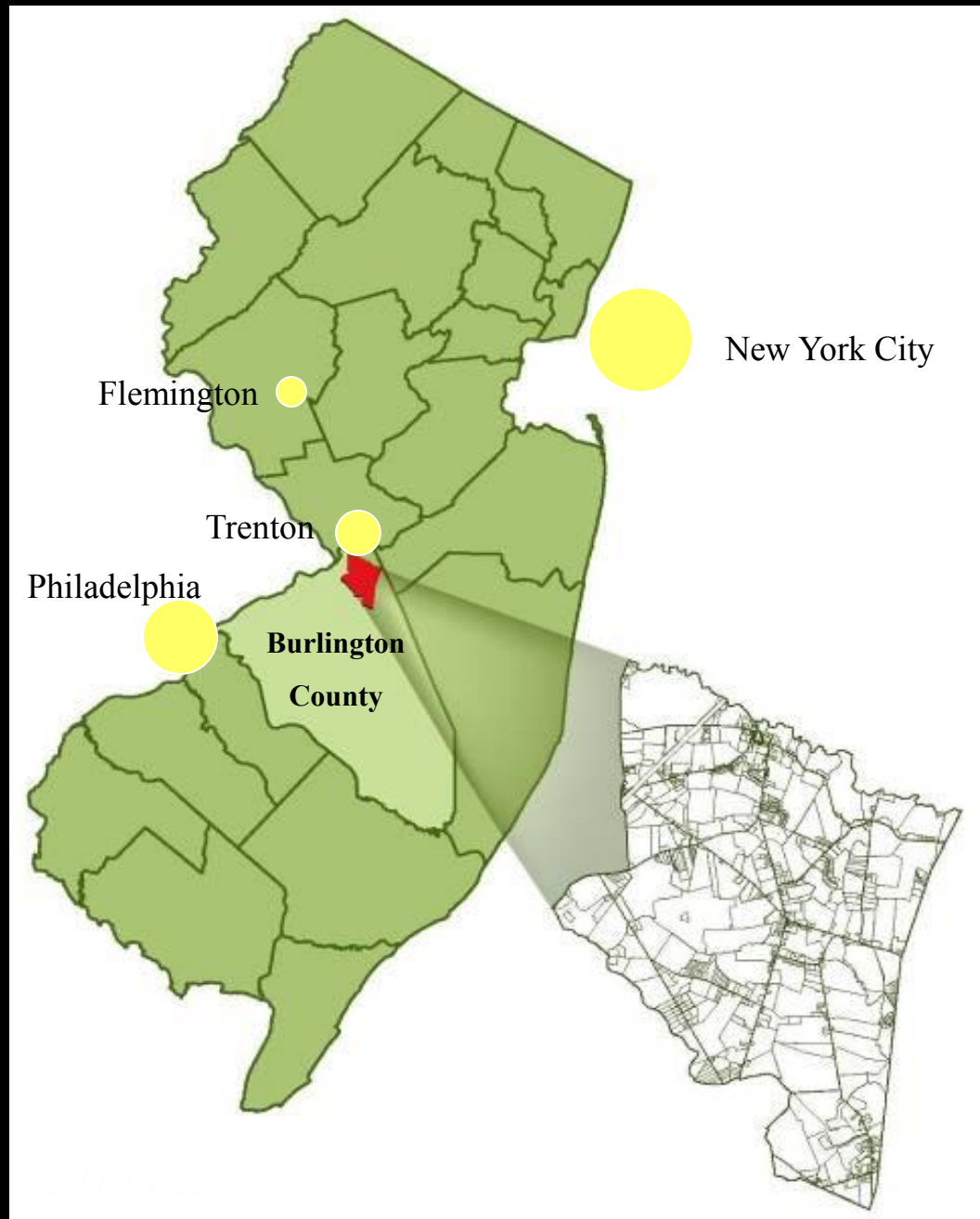
924 dwellings

2,614 residents

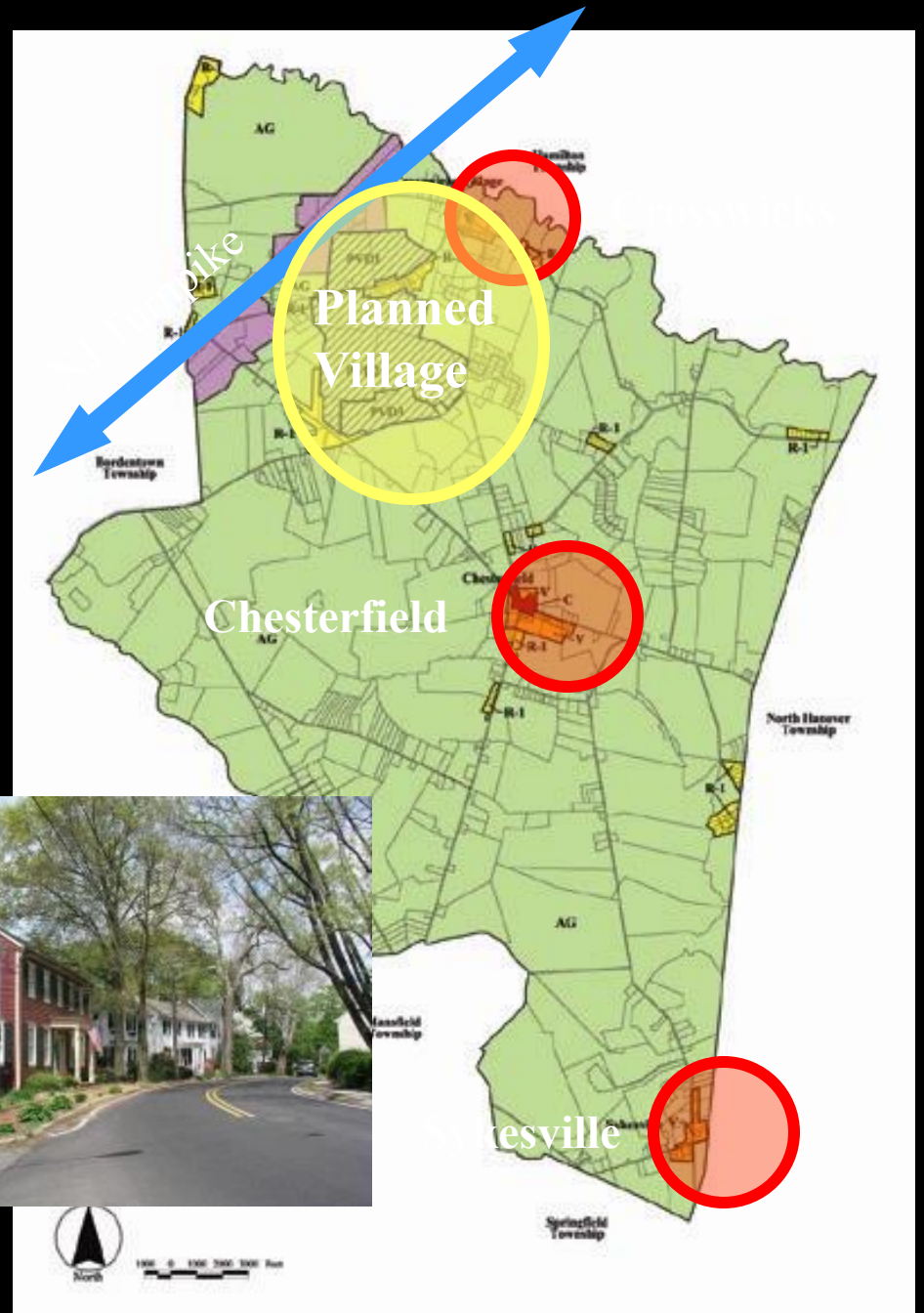
21.61 square miles

121 residents/sq. mi.

Planning Area 4



Chesterfield Township

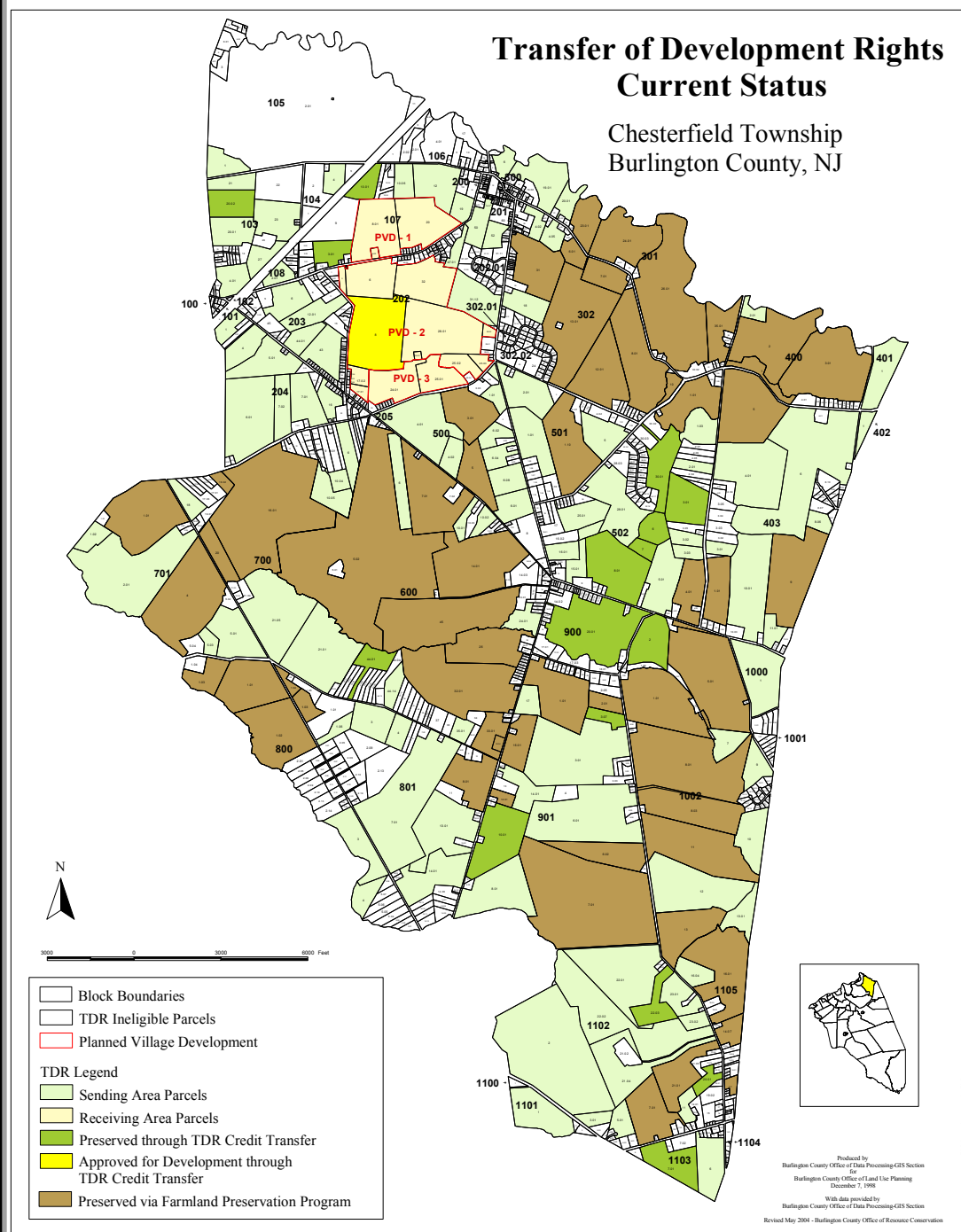


Source: Clarke Caton Hintz, A Professional Organization

Chesterfield Township

Sending Area:
7,525 acres/1,408 credits

Receiving Area:
571 acres/122 credits



Source: Presentation by Susan Craft, PP, TDR Programs Coordinator, Burlington County Dept of Resource Conservation, July 7, 2004.

Chesterfield Township

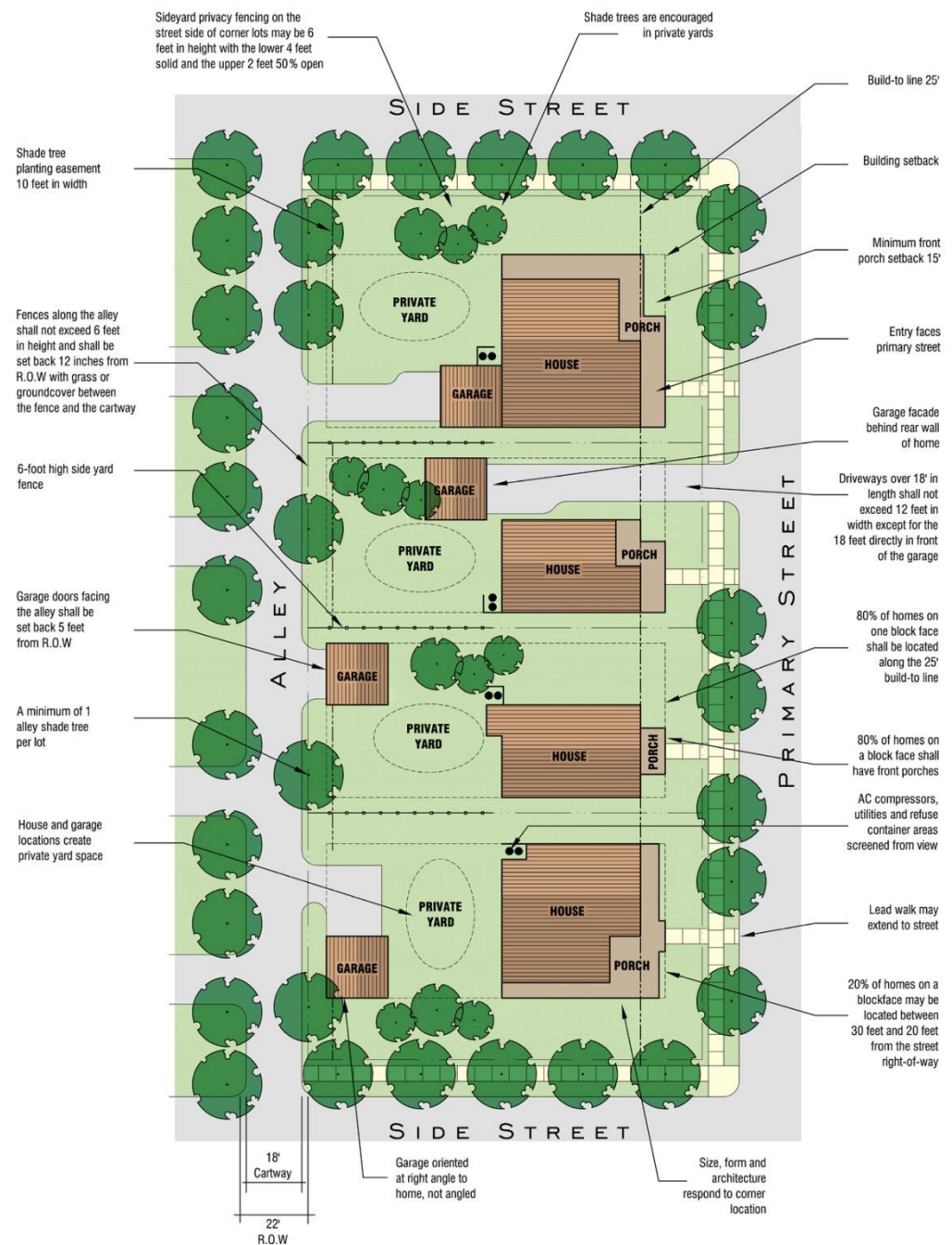
Village Concept Plan

Circulation Plan

Drainage

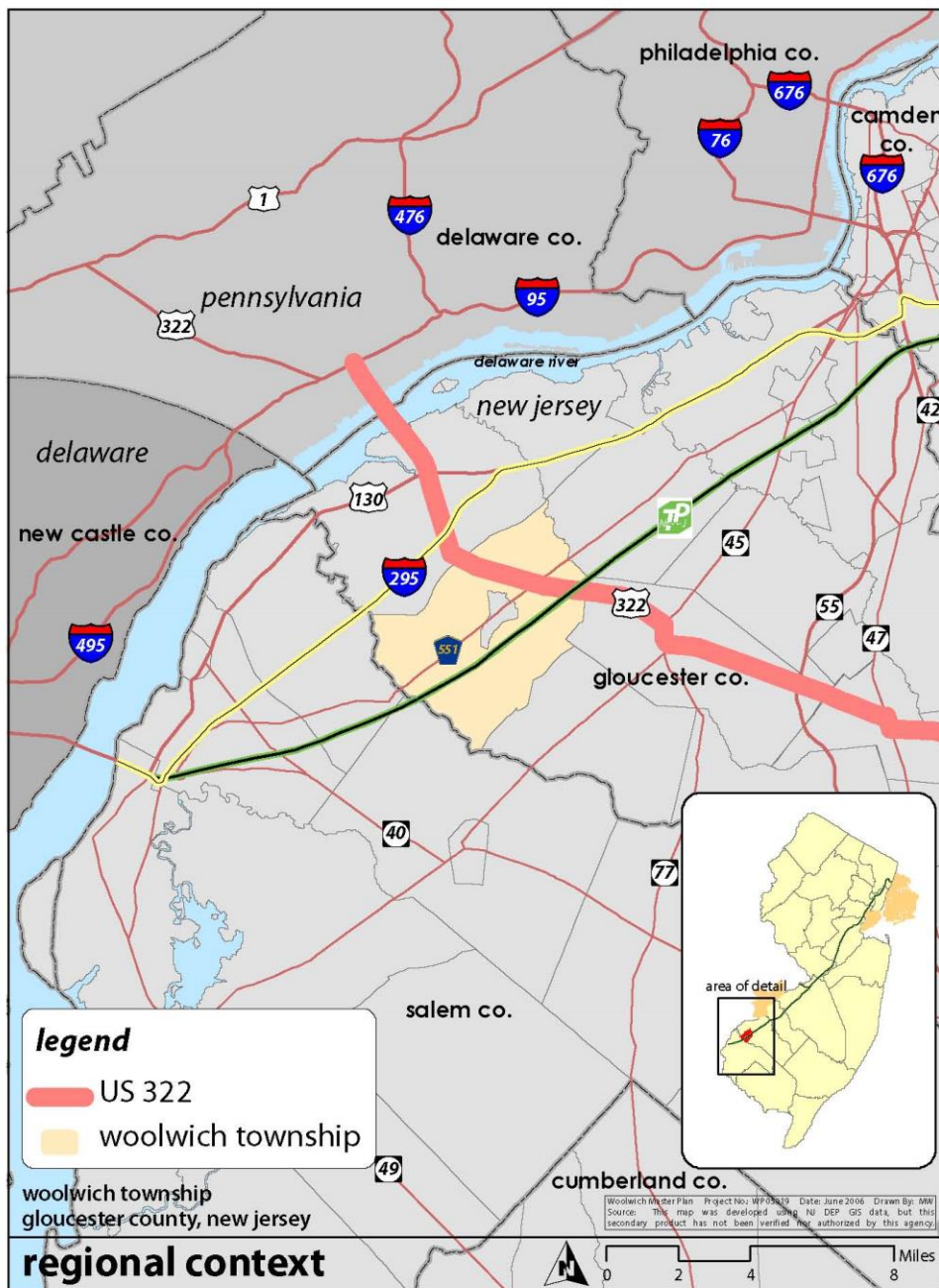
Open Space and Recreation

Site Design



Site Planning Design Guidelines

Source: Presentation by Susan Craft, PP, TDR Programs Coordinator, Burlington County Dept of Resource Conservation, July 7, 2004, and Clarke Caton Hintz, A Professional Organization



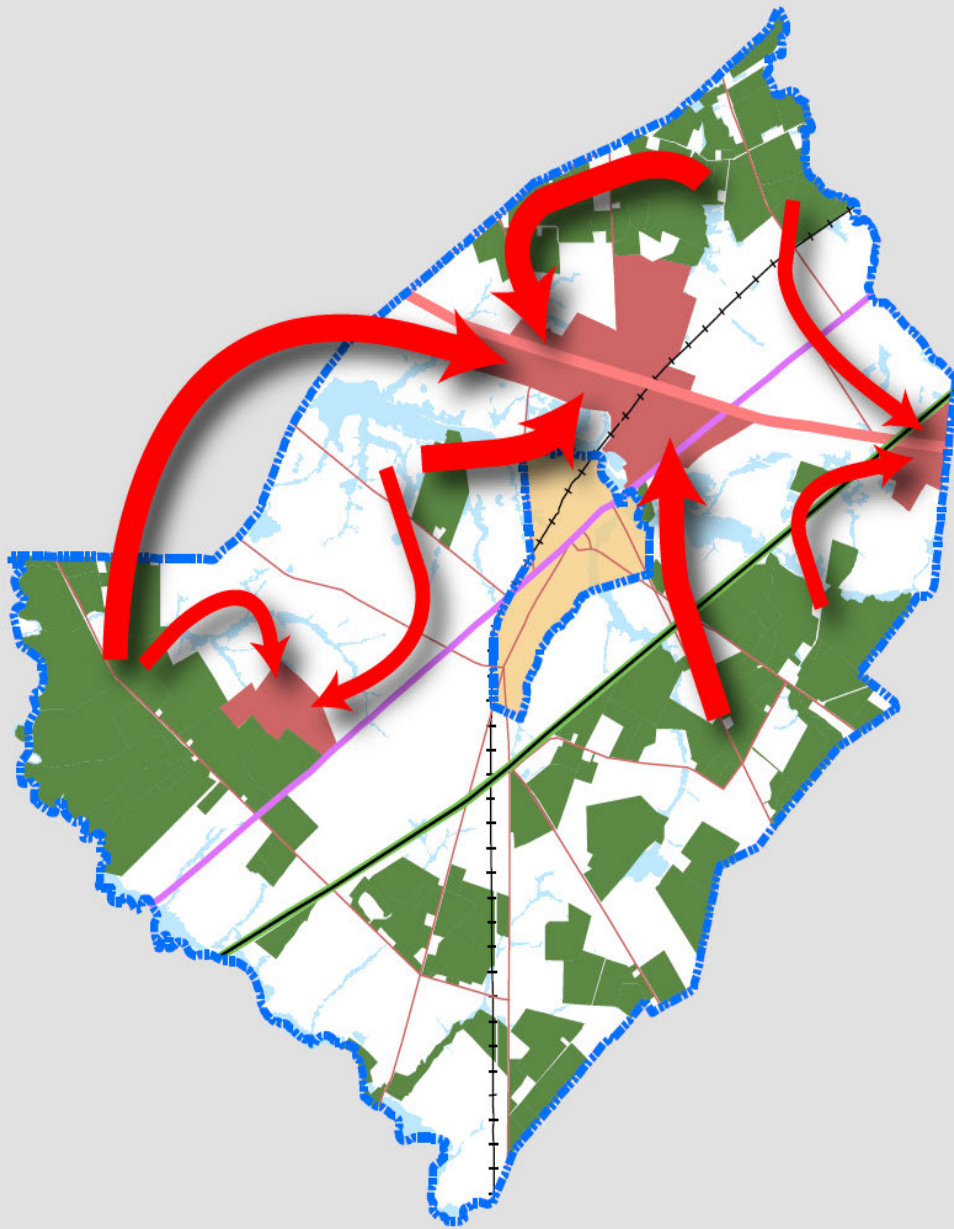
Woolwich Township

21 square miles

Western Gloucester County

57% of land base in agricultural use (2005)





TDR Sending Zones:

4,101 acres

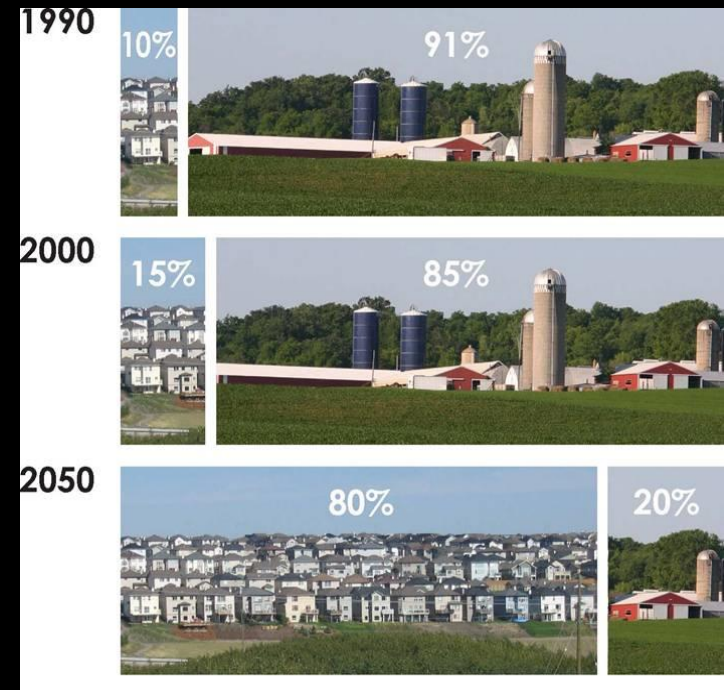
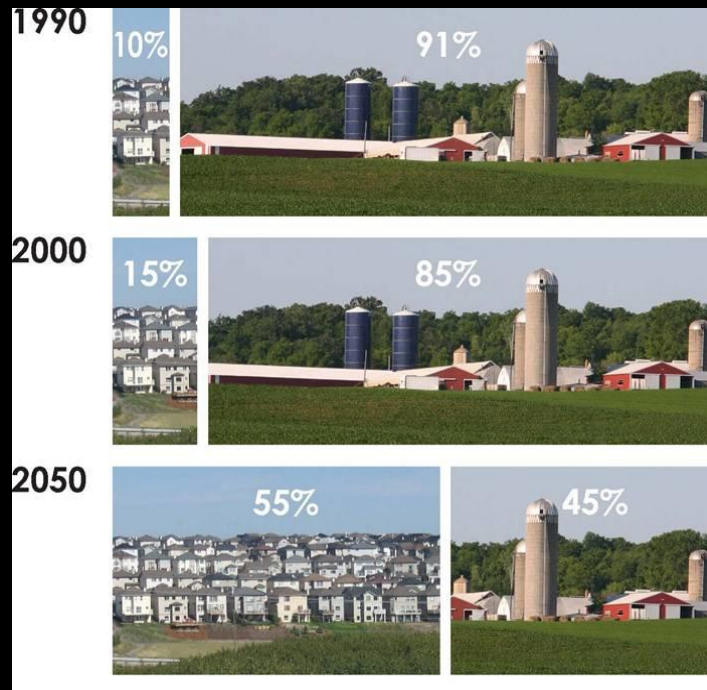
TDR Receiving Zones:

772 acres

SPRAWL

VS

TDR GOAL



TOWNHOUSE

town scale

block scale

site scale

public realm

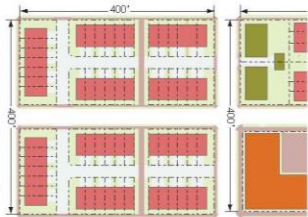
private realm



- Zoning Acreage - 74.32 acres
- Maximum Number of Units - 1000 d.u.
- Minimum Number of Units - 800 d.u.
- Densities - See TDR Market Analysis

- This zone is found in each of the residential neighborhoods
- Townhouses are encouraged to provide architectural edges to open space
- A variety of unit sizes must be offered
- No front yard parking
- All vehicle access via alleys
- On-street parking

ARCHITECTURE AND DESIGN



- | | min | max |
|---|-------|-------|
| Block Length | 175' | 500' |
| Block Perimeter | 1150' | 1800' |
| Sidewalk Width | 5' | 10' |
| Planting Strip Width | 4' | 10' |
| Mid-block Crossings | | |
| Number per block | 1 | 3 |
| ROW width | 15' | 20' |
| Path width | 5' | 10' |
| Decorative Street Lighting (Distance on Center) | 50' | 75' |
- Contextual Neighborhood Consistency
 - Special Architectural Features at Corners
 - Public and Private Outdoor Spaces accessible and visible to the public

PARKING

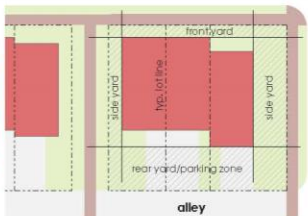
- | | min | max |
|---------------------|-----|-----|
| Alley Width | 22' | 25' |
| ROW | 18' | 21' |
| Carway | 2 | 3 |
| Alley Access Points | | |
| On-Street Stalls | 20' | - |
| Length | 8' | - |
| Width | | |
- Off-street parking provided through alley-loaded driveways and garages
 - On-Street parking provided through parallel stalls
 - Porous Pavement
 - Belgian Block Curbing

EDGES AND BUFFERS

- | | min | max |
|--|-----|-----|
| Street Tree Spacing (Distance on Center) | 36' | 50' |
| Planting Buffers | | |
| Maximize uniqueness to street | | |
| Custom Mailbox | | |

ENVIRONMENT

- Porous Pavement and Rain Gardens encouraged for on-street parking lanes
- Deciduous Street Trees encouraged to lower summer cooling load
- Trees to moderate microclimate



- | | min | max |
|---------------------|---------|---------|
| Lot Area | 1500 sf | 2625 sf |
| Lot Width | 20' | 30' |
| Corner Lot | 20' | 35' |
| Lot Depth | - | 75' |
| Building Coverage | - | 60% |
| Impervious Coverage | - | 80% |
| Front Yard Setback | 5' | 15' |
| Side Yard Setback | 0' | 15' |
| Rear Yard Setback | 20' | - |
- No more than 8 units built in a row
 - Provide common pedestrian passage-way through building to rear alley if 8 units are built

- | | min | max |
|------------------|-----|-----|
| Ratio (spots/du) | 2.5 | - |
| Driveway Length | 20' | - |
| Driveway Width | 8' | 12' |
- Driveways shall be constructed of Colored Asphalt, Scored Concrete, Decorative Paving Blocks or Porous Pavement

- | | min | max |
|--|-----|-----|
| Front Yard Hedge Height | - | 3' |
| Side and Rear Yard Fence Height | - | 6' |
| Foundation Plantings | | |
| Planting Buffers between Different Land Uses | | |
| Parking Planting | | |
| Screen Ground Mounted Utility Boxes | | |
| Pergolas | | |
| Trellises | | |
| Arbors | | |

- Longlife trees encouraged to maximize green infrastructure funds
- Zero scape
- Non-toxic, non-invasive species encouraged to minimize water needs
- Bioswales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.



- | | min | max |
|-----------------------------------|-----|-----|
| Building Height | 30' | 45' |
| First Floor Elevation | 2' | 5' |
| Eave Height | 24' | 36' |
| Window-to-Eave Offset | 1' | - |
| Front Façade Fenestration | 30% | - |
| Side and Rear Façade Fenestration | 20% | - |
| Building Face or Roof Offset | 2' | - |
- Dormers
 - Gables
 - Recessed Entries
 - Cupolas or Towers
 - Pillars or Posts
 - Bay Windows
 - Balconies/Balconettes
 - Decorative Cornices
 - First Floor Colonnade
 - Decorative Patterns on Exterior Finish
 - Usable Open or Covered Stoops
 - Porticos

- Rear-loaded attached garage with windows and storage space
- Individual garage doors

- | | min | max |
|---|-----|-----|
| Deck Setback from Side and Rear Property Lines | 10' | - |
| Patio Setback from Side and Rear Property Lines | 5' | - |
| Pools are not permitted | | |
| Spas are only permitted on or within a rear deck | | |
| Gutters shall be architecturally compatible with a building | | |

- North-South Building Orientation
- Solar Screen
- Solar Panel
- Discharge spouts shall have splash parts or be discharged underground



- | | min | max |
|------------------------------|-----|------|
| First Storey Clear Height | 10' | 15' |
| Roof Pitch | - | 9/12 |
| Front and Side Encroachments | | |
| Stoop | - | 8' |
| Bay Window | - | 4' |
| Awning | - | 4' |
| Solar Screen | - | 4' |
| Balcony/Balconette | - | 4' |
| Rear Deck | - | 8' |
- Building walls shall be Brick, Stone, Stucco or similar material
 - Synthetic Trim Board
 - Roof materials shall be Clad in Cedar Wood Shingles, Raised Seam Metal, Slate, Architectural Asphalt Shingles, Tiles or similar material
 - Roof types shall be flat, gable, gambrel, mansard, hipped, salt box or combinations thereof
 - Exterior Chimneys shall be finished in Brick, Stone or Stucco
 - Chimney tops shall have decorative details
 - All rooftop equipment shall be screened from view

- | | min | max |
|----------------|-----|-----|
| Garage Height | 10' | 15' |
| Garage Width | 14' | 24' |
| Garage Depth | 25' | - |
| Garage Setback | 20' | - |

- Window Boxes
- Espaliers
- Roof Decks/Gardens
- Green Roofs
- Garden Walls may be Brick, Stone or Stucco to match the principal building
- Side and Rear Yard Fences may be Wood Picket, Wrought Iron or materials similar appearance and durability
- All Side and Rear Yard Fences over 4 feet in height shall be Wood or similar material (shadow box design)

- Bioswales, Cisterns, Rain Gardens, and Porous Pavement Driveway Material encouraged to aid in reducing stormwater runoff.

What it means for the community...

- ☐ Maintain the character of community
- ☐ Target growth
- ☐ Attract appropriate rates
- ☐ Apply design standards
- ☐ Meet infrastructure needs
- ☐ Preserve critical resources
- ☐ Private money spent on preservation



What it means for developers...

- ❑ Municipal “blessing”
- ❑ Desirable density (Economies of Scale)
- ❑ Spend less money on planning and legal services
- ❑ Spend less money on infrastructure
- ❑ Appeal of neo-traditional design as selling point

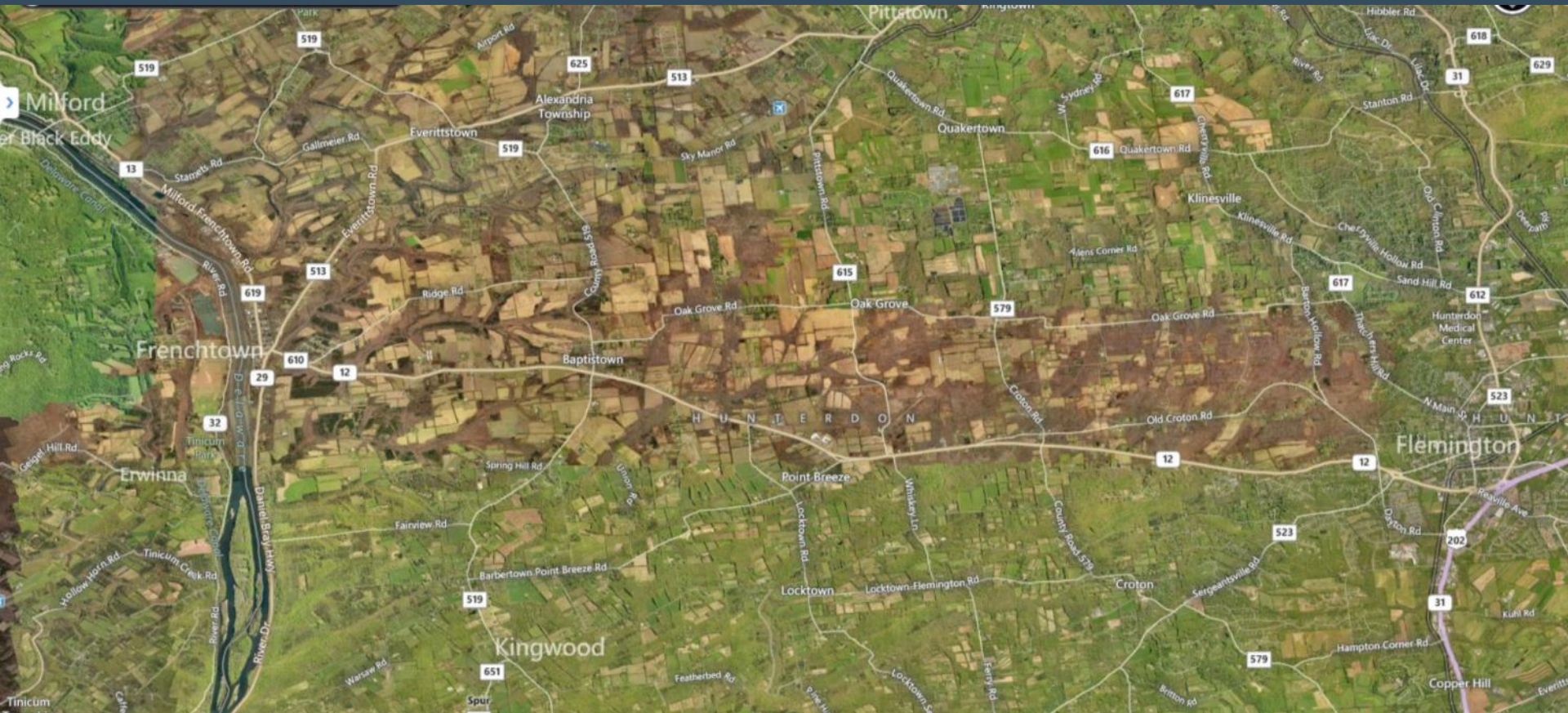


What it means for landowners...

- ☐ Retain equity
- ☐ Maintain ownership (*or* Open Space Bargain)
- ☐ Sustain viability
- ☐ Reduce use conflicts
- ☐ More preservation options
- ☐ Potentially higher value
- ☐ Capital improvement funds



What Has Already Been Done?



What Has Already Been Done?

Route 12 Scenic Corridor Overlay

ORDINANCE NO. 17 – 15 - 2012

AN ORDINANCE OF THE TOWNSHIP OF KINGWOOD, COUNTY OF HUNTERDON, STATE OF NEW JERSEY TO AMEND AND SUPPLEMENT THE LAND USE REGULATIONS OF THE TOWNSHIP OF KINGWOOD, SPECIFICALLY “ZONING, CHAPTER 132” OF THE GENERAL ORDINANCES OF THE TOWNSHIP ESTABLISHING THE ROUTE 12 SCENIC CORRIDOR OVERLAY (SCO) ZONE AND ROUTE 12 SCENIC CORRIDOR OVERLAY ZONE REGULATIONS.

WHEREAS, the Township Committee of the Township of Kingwood, County of Hunterdon, State of New Jersey is desirous of preserving and enhancing undeveloped rural lands situated along the Route 12 Corridor in such a manner that will maintain and reinforce Kingwood Township’s rural character and existing scenic views and vistas within and along the Route 12 Corridor, while at the same time providing for reasonable land use opportunities for lands situated within the Route 12 Corridor; and

WHEREAS, the Township Committee wishes to maintain the prevailing rural character of the Route 12 Corridor through the establishment of design standards that will guide future development in such a manner that will serve to achieve this land use planning objective, and simultaneously provide new opportunities for development in a coordinated fashion within the Route 12 Corridor; and

WHEREAS, existing nonresidential land use zoning within the Route 12 Corridor has been established in the Township’s zoning ordinances for decades, which has sought to attract a robust variety of industrial, business, and commercial development, but has instead attracted limited piecemeal and uncoordinated land use changes, sporadic development and strip highway commercial development; and

WHEREAS, it is recognized if existing zoning provisions that have served to encourage sprawl and piecemeal and strip highway commercial development along the highway in an uncoordinated fashion continue to remain in a place that the likely outcome will result in development that is contrary to the protection of the scenic rural character corridor and scenic views and vistas, which continue to predominate through the Route 12 Corridor;

Eastern Gateway Village Center Overlay

§132-40 Eastern Gateway Village Center Overlay (EGVCO) Zone Regulations.

Purpose. The purpose of the Eastern Gateway Village Center Overlay District is to establish a framework for planned development with a diversity of uses that enables a transition from conventional strip highway commercial zoning along the Route 12 Corridor to a “Center-based” zoning approach.

a. *Definitions.*

(1) *Live-Work Units* – Shall mean any dwelling unit that includes attached work space, whether shared in common with other dwelling units as a “limited common element” of a condominium or used exclusively by the occupant of the dwelling unit. Such attached work space may include a kitchen and recreational space to facilitate live-work activities, but shall not constitute a separate dwelling unit.

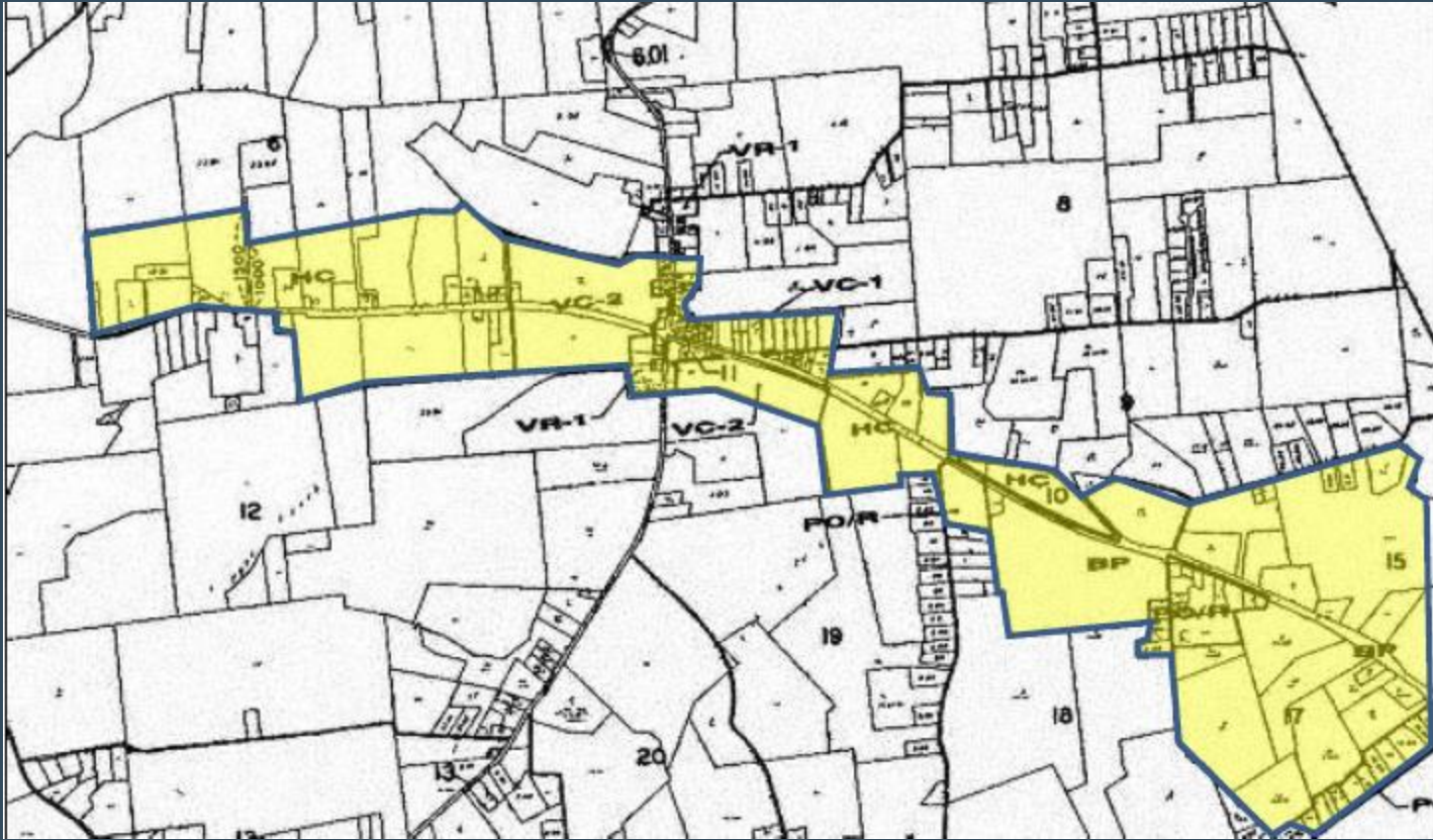


(2) *Co-housing Units* – Shall mean dwelling units within one or more buildings with common facilities such as a large kitchen and dining room where residents can take turns cooking for each other.



Other facilities may include a laundry, pool, child care facilities, offices, internet access, guest rooms, game room, TV room, tool room or a gym. Through spatial design and shared social and management activities, cohousing facilitates intergenerational interaction among neighbors. There

What Has Already Been Done?



What Has Already Been Done?

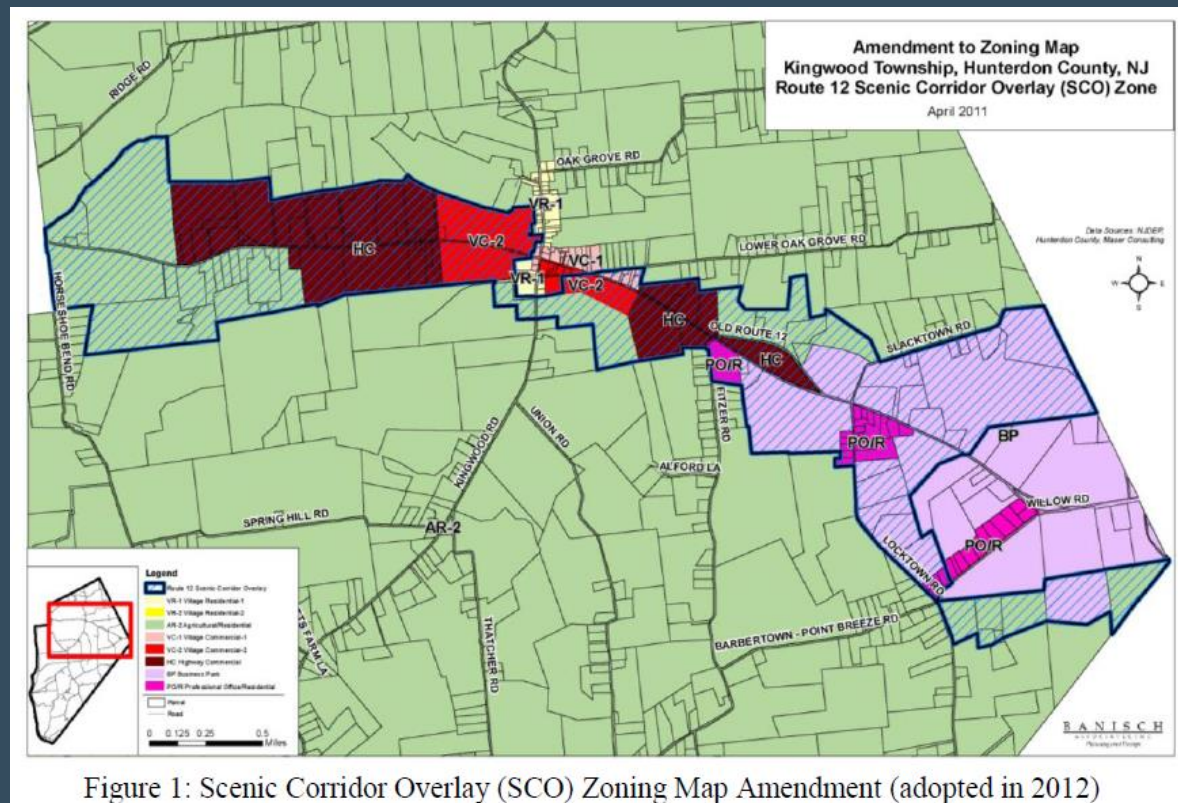
Getting to TDR:

- 1) Adopt new zoning
- 2) Develop a TDR Plan Element**
- 3) Conduct a Real Estate Market Analysis**
- 4) Capital Improvement Plan for Route 12 Centers
- 5) TDR Public Workshop Preparation
- 6) TDR Ordinance Preparation
- 7) Establish a Sewer Service Area

Objectives

This project proposes to:

1) Advance efforts to develop a transfer of development rights program through the Township's implementation of the Route 12 Scenic Corridor Overlay (SCO) and Eastern Gateway Village Overlay (EGVO) ordinances.



Objectives

This project proposes to:

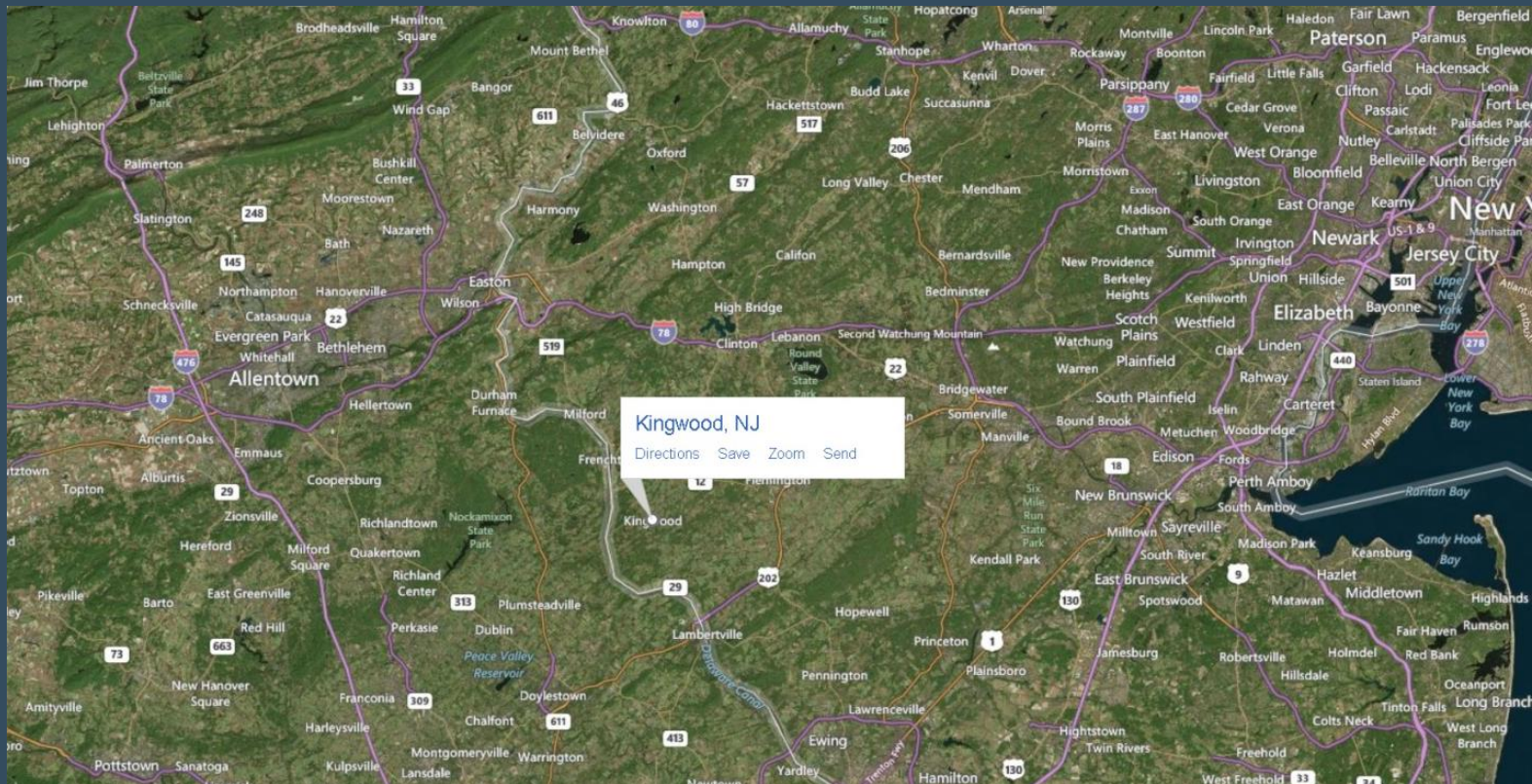
2) Enhance transit opportunities along Route 12 based on additional ridership demand resulting from a new population center along Route 12.



Objectives

This project proposes to:

3) Highlight opportunities for Kingwood's TDR Program to **serve as a model** for similar communities in North Jersey.



Scope & Timeline

Phase I: Research & Analysis – Where are we now? Where are we headed?

- Study area tour
- Collect, review, and analyze relevant plans
- Develop understanding of township, county and state regulations
- Research funding opportunities
- Build-out analysis

Scope & Timeline

Phase II: Outreach & Ideas - Where do we want to go?

- Public engagement meetings
- Steering committee meetings
- Draft TDR Plan Element
- Early market analysis

Scope & Timeline

Phase III: Implementation Strategies - How do we get there?

- Final TDR Plan Element
- DRAFT Real Estate Market Analysis
- Laying the groundwork for the next steps of TDR implementation

Scope & Timeline

Phase I: Research & Analysis – Where are we now? Where are we headed?

Phase II: Outreach & Ideas - Where do we want to go?

Phase III: Implementation Strategies - How do we get there?

| | November | December | January | February | March |
|-----------|----------|----------|---------|----------|-------|
| Phase I | | | | | |
| Phase II | | | | | |
| Phase III | | | | | |

Steering Committee Role

- **Steering Committee will be involved at every step of the project:**
 - Weigh in on objectives and scope
 - Contribute resources on-hand
 - Complete outreach for public engagement meetings
 - Attend public engagement meetings
 - Participate in Steering Committee meetings
 - Review and provide input on draft products

Next Steps

- Upcoming meetings

| | November | December | January | February | March |
|-----------|----------|------------|-----------------|----------|-------|
| Phase I | | Site visit | | | |
| Phase II | | | Public (owners) | | |
| Phase III | | | | | |

 Steering Committee

Kingwood Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

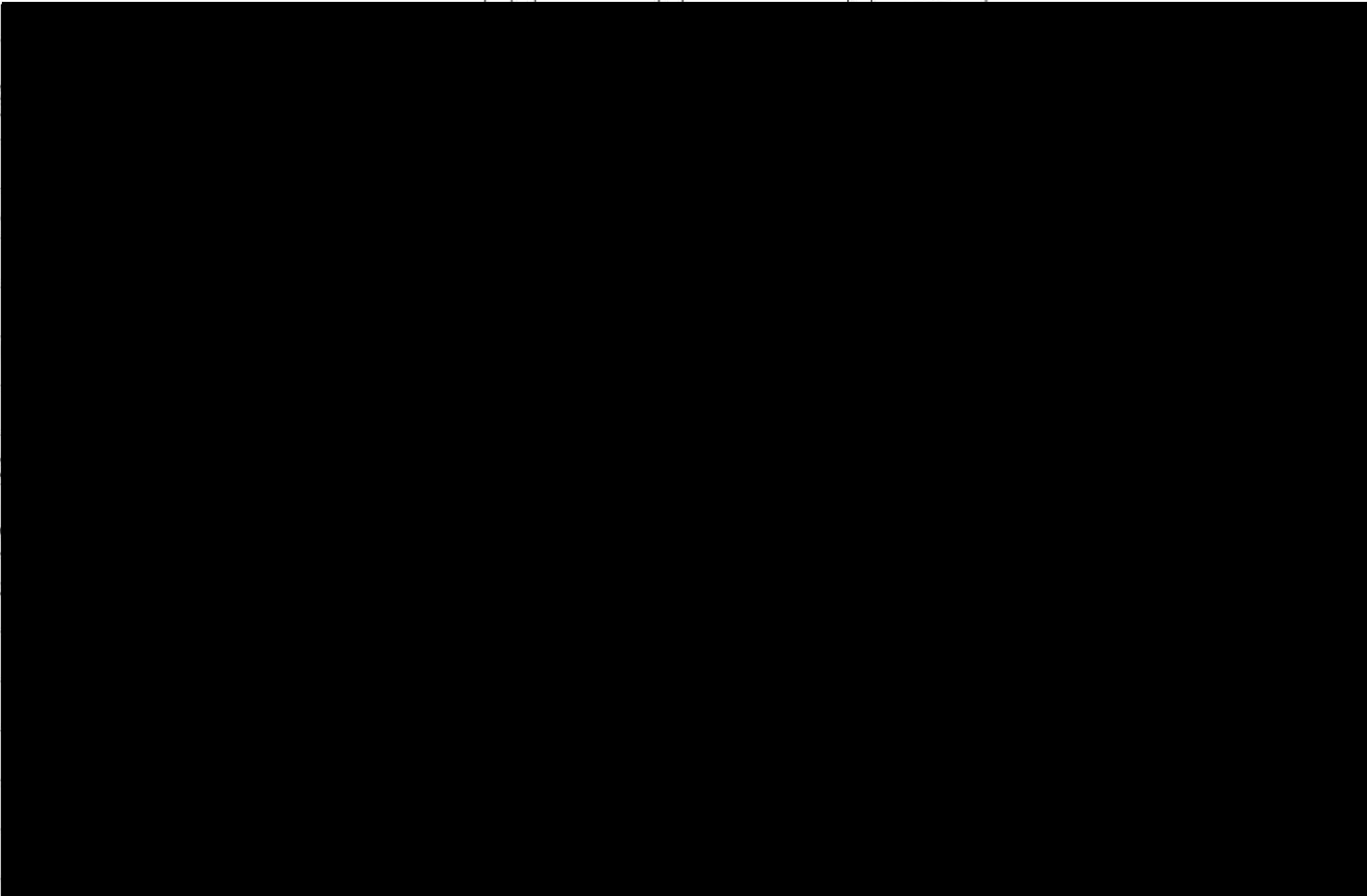
KICKOFF MEETING

KINGWOOD – NOVEMBER 11, 2013

Sheet 1 of

WHERE do you live or work?

Preferred Phone #

| Name | Resident, Business or Organization | Email Address | Kingwood | Hunterdon County | Other |
|--------------------|---|--|--------------------------|--------------------------|--------------------------|
| Janani Shanbavan | RPA |  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Elaine Niemann | Kingwood ^{Planning Bd} Township | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| THOMAS CIACCARELLI | Kingwood ^{Planning Bd} Township | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Julie Proctor | Resident, Kingwood Twp | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ERIC S. HERBER | Integrated Clinical Systems | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| WALTER KLIM | RE/MAX Results Realty | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JOHN DEL COLLE | NJT - Gov + Comm Rels | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Daniel Marson | Del Val Hs Senior | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tara Shepherd | HART TMA | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Courtenay Mercer | Mercer Planning Assoc | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Joe Diamante | Hunterdon Co Planning | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| VIVIAN E. BAUER | NJ TRANSIT | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Lance Riggio | Kingwood ^{Kingwood School SOE Member} Township | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JEFF SCOTT | " " | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Richard Dadds | Kingwood Township | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Kingwood Transfer of Development Rights:

Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

KICKOFF MEETING SUMMARY

November 11, 2013

5:30 - 7:00PM

Kingwood Township Elementary School Library

880 County Road 519

Frenchtown, NJ

Participants

Vivian Baker, NJ Transit; Thomas Ciacciarelli, Kingwood Township Planning Board/Board of Adjustment; John Del Colle, NJ Transit; Richard Dodds, Kingwood Township; Sue Dziamara, Hunterdon County Planning; Rob Freudenberg, Regional Plan Association; Eric Herbel, Integrated Clinical Systems; Walter Klim, Re/Max Results Realty; Daniel Marsan, Del Val High School; Courtenay Mercer, Mercer Planning Associates; Elaine Niemann, Kingwood Township Planning Board; Julie Proctor, Resident of Kingwood Township; Lance Riggio, Kingwood Township Board of Education; Jeff Scott, Kingwood Township Board of Education; Janani Shankaran, Regional Plan Association; Tara Shepherd, HART

Welcome & Introductions

- *Elaine Niemann & Richard Dodds of Kingwood Township welcomed attendees.*
- *Participants provided self-introductions.*

Overview: Together North Jersey & Local Demonstration Project Program

- *Vivian Baker of NJ Transit provided an overview of Together North Jersey and the Local Demonstration Project Program.*
 - o More information on Together North Jersey can be found at <http://togethernorthjersey.com/>
 - o More information on the Local Demonstration Project Program can be found at http://togethernorthjersey.com/?page_id=648

Kingwood TDR Project Introduction

- *Rob Freudenberg of Regional Plan Association (RPA) provided an overview of the project.*
- Project Team: RPA, Mercer Planning Associates, TBD Economic Consultant; with NJ Transit and North Jersey Transportation Planning Authority (NJTPA) providing additional support
- Study Area: Route 12 as it runs through the Township of Kingwood

Kingwood Transfer of Development Rights:

Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

- With a rebounding economy, increasing development pressure and location in a desirable area, now is a great time to explore how a fully implemented transfer of development rights (TDR) program can help Kingwood Township anticipate future growth, yet protect quality of life.

What is TDR?

- *Courtenay Mercer of Mercer Planning Associates provided background on TDR.*
- TDR prevents consumptive development by promoting new growth patterns.
 - o Sending area: the area to be preserved
 - o Receiving area: the area designated to accommodate growth and higher density
 - o Sending area landowners sell their development rights to receiving area developers who wish to increase density in designated zones
 - o A municipality sets up the ordinances to facilitate TDR, but TDR is a private market transaction
- TDR examples in NJ can be found in the Pinelands, the Highlands, Chesterfield Township, and Woolwich Township.
- Through the use of private money and market transactions, TDR can help the municipality to maintain community character, target growth, and preserve critical resources, all while benefiting landowners and developers.

What has already been done in Kingwood?

- *Rob Freudenberg of RPA provided overview of local efforts to date.*
- Township has adopted the Route 12 Scenic Corridor Overlay (SCO) and Eastern Gateway Village Center Overlay (EGVCO).
- Next steps include conducting a build-out analysis, developing a TDR Master Plan Element, and conducting a real estate market analysis (REMA)

Project Objectives & Scope

- *Rob Freudenberg of RPA provided overview of project objectives and scope.*
- Objectives:
 - o Advance efforts to develop a transfer of development rights program through the Township's implementation of the SCO and EGVCO ordinances.
 - o Enhance transit opportunities along Route 12 based on additional ridership demand resulting from a new population center along Route 12
 - o Highlight opportunities for Kingwood's TDR program to serve as a model for similar communities in North Jersey
- The three-phase project will be conducted on a five-month timeline, from November 2013 through March 2014.

Kingwood Transfer of Development Rights:

Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

- The goal of this local demonstration project is to leave the Township with a TDR Plan Element and draft REMA, and in a strong position to move forward with the TDR program process.
- Phase I, research and analysis, includes:
 - o Study area tour
 - o Collect, review, and analyze relevant plans
 - o Develop understanding of township, county and state regulations
 - o Research funding opportunities
 - o Build-out analysis
- Phase II, outreach and ideas, includes:
 - o Public engagement meetings
 - o Steering committee meetings
 - o Draft TDR Plan Element
 - o Early market analysis
- Phase III, implementation strategies, includes:
 - o Final TDR Plan Element
 - o Draft REMA
 - o Laying the groundwork for the next steps of TDR implementation

Steering Committee Responsibility & Dates

- *Janani Shankaran of RPA provided overview of steering committee membership responsibilities.*
 - o Weigh in on objectives and scope
 - o Contribute resources on-hand
 - o Complete outreach for public engagement meetings
 - o Attend public engagement meetings
 - o Participate in steering committee meetings
 - o Review and provide input on draft products
- *Participants agreed on the following steering committee meeting dates:*
 - o Mon Dec 16, 5:30-7:00pm
 - o Mon Jan 13, 5:30-7:00pm
 - o Mon Feb 10, 5:30-7:00pm
 - o Mon March 10, 5:30-7:00pm

Discussion

- *Participants engaged in discussion of project.*
- Over the past few years, the recession has discouraged development. However, with the economy rebounding and development pressure increasing, developers may look to Kingwood as an area of opportunity. This development and associated growth will need to be managed.

Kingwood Transfer of Development Rights:

Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

- Results of a local survey, conducted by the Kingwood Township Planning Board approximately 5-6 years ago, suggest that residents would like to preserve the scenic character of Route 12 and avoid the kind of growth that would lead to suburban sprawl and diminish these open space qualities.
- A non-strategic approach to zoning precipitated the Township's efforts to move forward with TDR.
- The best approach to public engagement for this project would be to append to existing meetings.
- The REMA is a crucial factor in this process. The results of the REMA will indicate whether the designated sending and receiving areas can be supported by the market, or whether they will need to be readjusted.
- On the site visit, the project team should look out for potential areas that could be "second tier" sending areas.

Adjourn

Kingwood Transfer of Development Rights:

Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

STUDY AREA TOUR

December 16, 2013

2:00 – 4:30PM

Introductory Conversation

- Three sewer service areas in Kingwood
 - o Island in Delaware River
 - o Kingwood School
 - o Underutilized package plant in receiving area
- Clay-based soil limits sewer infrastructure
- Metal Masters: typical small craft business in Kingwood
- Flower Hill Collision: example of auto business that, contrary to the notion of auto businesses, is visually appealing
 - o Municipality trying to minimize auto shops along Route 12
- Integrated Clinical Systems: example of a sustainably built business
- Goal of sending area:
 - o Don't want to lose value of properties
 - o Maintain rural character and viewsheds, but businesses can grow pursuant to setback and use requirements
 - o Full preservation is not necessarily the goal
- Need to ensure that sending area and receiving area do not compete

Tour

- Solar farms in the sending area
 - o Have 20-25 year lifespans
 - o Required to leave the land unimpacted at end of life
- Kingwood was a center of poultry production and shipment back when the trains ran through to Trenton
- Residents primarily work in Princeton, Trenton, NYC, other locations
 - o Not much employment within Kingwood itself
- Township residents are very car-dependent
 - o Impossible to do anything without a car
 - o Residents feel that the Hunterdon LINK is unreliable, slow
- Metal Masters: a small craft business in Kingwood (sending area)
 - o Location is proximate to Frenchtown and Flemington
 - o Safe location
 - o Many customers who live in NYC and other urban areas have country or weekend homes in or around Kingwood
- Flower Hill Collision: an auto business shop that is visually appealing and in character with rural nature of Kingwood (sending area)

Kingwood Transfer of Development Rights:

Implementation of the Route 12 Center-Based Scenic Corridor Economic Strategy

- Owner said property in Kingwood was relatively inexpensive and near a state highway
 - Conditional use
 - Physical appearance of business presents a positive image to prospective customers
- Business Park industrial/commercial buildings and package plant (receiving area):
 - Package plant has much greater capacity than is currently being used
 - Need to talk to property owner and Hunterdon County about potential for tapping into the plant for receiving area development
 - Currently, office park is about half vacant
- Integrated Clinical Systems: business of one of the steering committee members, an example of how an office can be sustainably integrated into open space
- Important to determine how many of sending area properties are built out

Kingwood: Scenic Corridor + Vibrant Center

STEERING COMMITTEE MEETING.

KINGWOOD — FEBRUARY 10, 2014

AGENDA

| | | |
|---------------|--|--|
| 5:30PM | General Project Updates | Rob Freudenberg, Regional Plan Association |
| 5:35PM | February 20 Open House Discussion | Rob Freudenberg, Regional Plan Association Participants |
| 5:50PM | Scenic Corridor Discussion | Courtenay Mercer, Mercer Planning Associates Participants |
| 6:20PM | Village Gateway Discussion | Rob Lane, Regional Plan Association Participants |
| 6:50PM | Outreach | Janani Shankaran, Regional Plan Association |
| 7:00PM | Adjourn | |

THANK YOU FOR YOUR PARTICIPATION!

Upcoming Meetings

| | | |
|-----------------------------|-----------------|----------------------------|
| Thursday, February 20, 2014 | 5:00pm - 8:00pm | Public Workshop/Open House |
| Monday, March 10, 2014 | 5:30pm - 7:00pm | Steering Committee Meeting |

Kingwood: Scenic Corridor + Vibrant Center

Steering Committee Meeting
February 10, 2014



Connecting People, Places, and Potential

Tonight's Agenda

- General Project Updates
- 2/20 Open House
- Scenic Corridor
- Gateway Village
- Outreach

Together North Jersey

What is **Together North Jersey**?

- A planning initiative in the 13-county NJTPA region of New Jersey
- In Nov 2011, US HUD awarded TNJ a \$5 million grant to develop a Regional Plan for Sustainable Development (RPSD)
- Comprehensive and balanced plan will invest in the region's existing communities where housing, jobs, educational, cultural, and recreational opportunities are made more easily accessible to most residents without having to drive to them



Local Demonstration Projects

What are **Local Demonstration Projects**?

- Provide technical assistance to local partners throughout Northern NJ to undertake strategic planning activities promoting sustainable and livable, transit-oriented development and advance the broader goals of the RPSD
- Potential LDP projects include a variety of local planning activities to make transit corridors and communities more livable



Project Team

- Regional Plan Association
- Mercer Planning Associates
- Urban Partners

- NJ Transit & NJTPA

Project Update

Phase I: Research & Analysis – Where are we now? Where are we headed?

- Study area tour
- Collect, review, and analyze relevant plans
- Develop understanding of township, county and state regulations
- Research funding opportunities
- Build-out analysis





Project Update

Phase II: Outreach & Ideas - Where do we want to go?

- Public engagement meetings
- Steering committee meetings
- Draft TDR Plan Element
- Early market analysis

Project Update

Phase III: Implementation Strategies - How do we get there?

- Final TDR Plan Element
- DRAFT Real Estate Market Analysis
- Laying the groundwork for the next steps of TDR implementation

Steering Committee Role

- **Steering Committee will be involved at every step of the project:**
 - Weigh in on objectives and scope
 - Contribute resources on-hand
 - Complete outreach for public engagement meetings
 - Attend public engagement meetings
 - Participate in Steering Committee meetings
 - Review and provide input on draft products



Public Open House



CONNECTING
PEOPLE, PLACES,
AND POTENTIAL.

KINGWOOD: Scenic Corridor + Vibrant Center

SHARE YOUR IDEAS.
YOUR FEEDBACK NEEDED!

OPEN HOUSE

Drop by anytime between 5pm-8pm
Thursday, February 20, 2014

Kingwood Township Elementary School
880 County Road 519
Frenchtown, NJ

Public Open House

Three Facilitated Stations with Boards and Interactive Exercises

Station 1: Project Information

- Boards: Intro to Project; TDR; Zoning
- Exercise: TNJ Survey; Where Should Kingwood Develop?

Station 2: Scenic Corridor

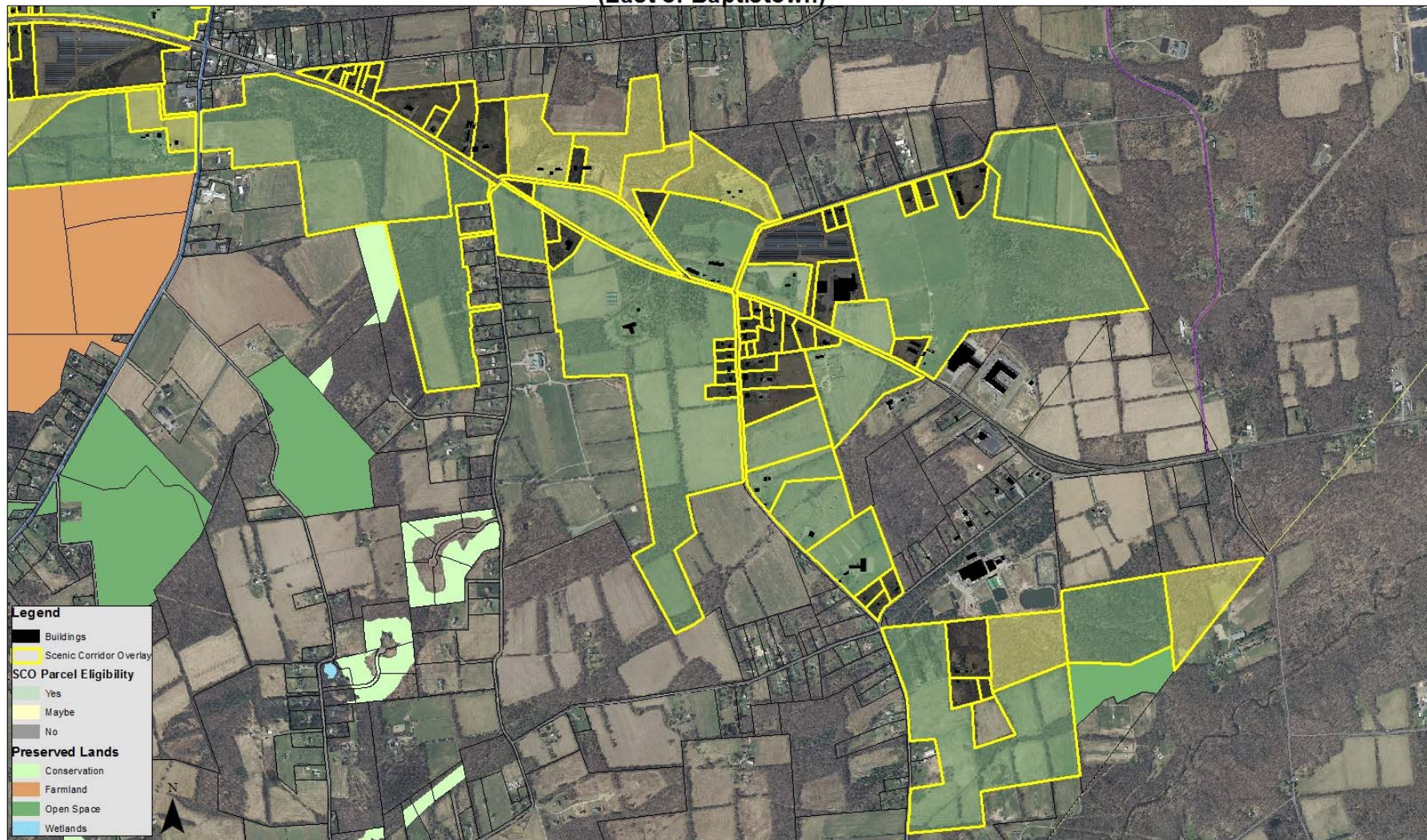
- Boards: Intro to Scenic Corridor; Setbacks
- Exercise: Setback Preference Survey

Station 3: Gateway Village

- Boards: Intro to Gateway Village; Setbacks
- Exercise: Visual Preference Survey; Model building

Scenic Corridor

Kingwood Scenic Corridor Overlay (East of Baptistown)



Gateway Village



Connecting People, Places, and Potential ●

Outreach



CONNECTING
PEOPLE, PLACES,
AND POTENTIAL.

KINGWOOD: Scenic Corridor + Vibrant Center

SHARE YOUR IDEAS.
YOUR FEEDBACK NEEDED!



OPEN HOUSE

Drop by anytime between 5pm-8pm
Thursday, February 20, 2014

Kingwood Township Elementary School
880 County Road 519
Frenchtown, NJ

For more info, email: janani@rpa.org

We invite Kingwood residents and members of the general public to **take a few minutes to drop by** this open house and **share ideas** on how the township is using an innovative tool – transfer of development rights – to **maintain scenic views of Route 12**, while imagining a **new vibrant center** along the corridor. Participants will complete a series of activities about how they would like the Route 12 corridor to look in the future. Kingwood Township and Together North Jersey are hosting this open house. **Refreshments** will be provided.



Why is Kingwood positioned to grow over the next few years?



What is transfer of development rights?



How can we maintain Kingwood's rural character while targeting growth?



This project is a local demonstration project of Together North Jersey.

www.togethernorthjersey.com



CONNECTING
PEOPLE, PLACES,
AND POTENTIAL.

Kingwood: Scenic Corridor + Vibrant Center

STEERING COMMITTEE MEETING.

KINGWOOD – FEBRUARY 10, 2014

Sheet 1 of

| Name | Resident, Business or Organization | Email Address | WHERE do you live or work? | | |
|-------------------|---------------------------------------|---------------|----------------------------|--------------------------|-------------------------------------|
| | | | Kingwood | Hunterdon County | Other |
| Bob Freudenberger | RPA | | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Richard Dadds | Kingwood Twp | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| TOM CIACCIAKLI | KINGWOOD TWP | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Julie Proctor | Resident - K Twp. | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Elaine Niemann | Kingwood Twp | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ERIC HERBER | Integrated Clinical Systems | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| MONICA ETZ | NJDOT | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Cynthia Ward | NJT | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Dr. Fulmer | Kingwood Twp | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Janani Shanmugam | RPA | | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
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Kingwood: The Development of Route 12

STEERING COMMITTEE MEETING SUMMARY

February 10, 2014
5:30 - 7:00PM

Kingwood Township Elementary School Library
880 County Road 519
Frenchtown, NJ

Participants

Thomas Ciacciarelli, Kingwood Township Planning Board/Board of Adjustment; Richard Dodds, Kingwood Township; Monica Etz, NJDOT; Rick Falkenstein, Kingwood Township; Rob Freudenberg, Regional Plan Association; Eric Herbel, Integrated Clinical Systems; Walter Klim, Re/Max Results Realty; Kate Meade, NJOPA; Courtenay Mercer, Mercer Planning Associates; Elaine Niemann, Kingwood Township Planning Board; Julie Proctor, Resident of Kingwood Township; Janani Shankaran, Regional Plan Association; Cyrenthia Ward, NJ Transit

General Project Updates

- *Rob Freudenberg of RPA provided general project updates.*
 - o Phase I: research and analysis is almost complete; currently resolving a few issues, including wetlands and sewage treatment in receiving area
 - o Entering Phase 2: outreach; Urban Partners will begin early market analysis

Feb 20 Open House/Outreach

- *Rob Freudenberg of RPA presented initial ideas and attendees provided feedback*
- *Steering Committee agreed to change title of project to "Kingwood: The Development of Route 12"*
- Open house will take place on February 20, 2014 at the Kingwood Township Elementary School Library; attendees can drop by anytime between 5pm-8pm
- Will consist of three stations:
 - o General information/Together North Jersey survey station
 - o Activities about the sending area/Route 12 corridor (show experiences of different corridors and places)
 - o Activities about the receiving area/village center (need to be aware that public may interpret the term "center" to mean different things than intended)
- Outreach:
 - o Transfer of development rights is a difficult concept for the general public to grasp on a flyer; project and open house need to be framed in terms of the development or future of Route 12

Kingwood: The Development of Route 12

- Steering committee will need to help promote the event via flyering, word-of-mouth advertising, community newsletter, social media, etc.
- Project team to prepare a link that can be easily posted on social media sites
- Need to frame questions appropriately
 - If we have new development, would you prefer sprawled development, or concentrated development in a higher density area?
 - Where would you like to see new development?
 - What kinds of development would you like to see?
- Accompanying online survey to be launched after open house

Scenic Corridor

- *Courtenay Mercer of Mercer Planning Associates presented research and findings from build-out analysis, particularly for Route 12 sending area, and attendees engaged in discussion.*
 - Are there areas in Kingwood other than Route 12 that should be preserved?
 - Most property owners already have 100-foot setbacks
 - Perhaps it is not necessary to compensate property owners for 100-foot setbacks
 - Should there be higher setback guideline?
 - Wetlands in receiving area presented a challenge
 - We should show a map of land that could be subdivided compared with protected land
 - Should the Sending area be expanded to entire town?
- For open house activity, should ask what you like and what you would change; show different precedents

Village Gateway

- *Rob Lane of Regional Plan Association presented results of design code test in receiving area, and attendees engaged in discussion.*
 - Issues:
 - No maximum setback in receiving area means that developers do not necessarily have to relate to corridor
 - Are TDR incentives effective?
 - Structured parking unlikely
 - Design code test shows that it is likely receiving area could be underdeveloped and developments to not relate well to each other or the corridor, destroying chance of a center in the long term
 - Opportunities:
 - Code in general is very good

Kingwood: The Development of Route 12

- Could complete design studies for “eyebrow” that obligate property owners to a certain design, or encourage partnership between property owners
- Implementation and ongoing stewardship of placemaking are most important
- At open house, show scenarios where X number of units can use Y acres under higher density, or Z acres under existing density

Adjourn



TOGETHER
**NORTH
JERSEY.**

KINGWOOD: The Development of Route 12

SHARE YOUR IDEAS.
YOUR FEEDBACK NEEDED!



OPEN HOUSE

Drop by anytime between 5pm-8pm
Thursday, February 20, 2014

Kingwood Township Elementary School
880 County Road 519
Frenchtown, NJ

For more info, email: janani@rpa.org

We invite Kingwood residents and members of the general public to **take a few minutes to drop by** this open house and **share feedback** on the **future of Route 12**. Participants will complete surveys and activities about how they would like the Route 12 corridor to look in the future. Kingwood Township and Together North Jersey are hosting this open house. **Refreshments** will be provided.



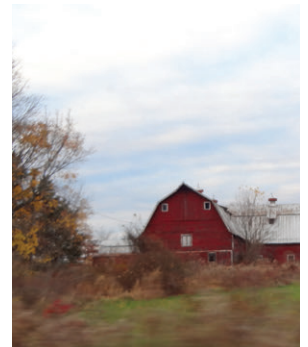
Rt. 12 in Kingwood:
A strong commercial
corridor set amongst
farms, open space and
neighborhoods



Will future
development along
the corridor be
unmonitored and
widespread?



Or will it be targeted
in ways that lets Rt. 12
grow, while preserving
its rural character?



Please join us to help
plan for the future
development of Rt.
12!

www.togethernorthjersey.com



Kingwood: The Development of Route 12

OPEN HOUSE.

KINGWOOD – FEBRUARY 20, 2014

OPEN HOUSE AGENDA

Station 1: Introduction

- Sign in.
- Pick up a sheet of colored dots.
- Review the "Kingwood: The Development of Route 12" board and familiarize yourself with the study area - which focuses largely on the Route 12 corridor as it passes through Kingwood, but also considers the entire township - and learn about your role here today.

Station 2: Development Possibilities

- Future projections anticipate that Kingwood is poised to grow. Take some time to get familiar with the ways that the Township could be developed by reading the various boards.
- Think through the places in Kingwood where you might prefer that development occur. Then, place up to three dots in those places.

Station 3: Visual Preference Survey

- Go to one of the three computer stations to take an online survey to help the team understand the types of development you prefer and would prefer in the future.

Station 4: Interactive Place Making

- Work with a project team member on this interactive activity to envision the ways in which new development can look in Kingwood.

Station 5: Together North Jersey

- Place three dots on the types of places you would like to see residential growth in the North Jersey region.
- Place three dots on the types of places you would like to see job growth in the North Jersey region.
- Complete an anonymous survey.
- Learn more about Together North Jersey.

Station 6: Pizza!

We appreciate your feedback at tonight's open house. Enjoy some pizza and refreshments!

THANK YOU FOR YOUR PARTICIPATION!

Kingwood: The Development of Route 12

OPEN HOUSE.

KINGWOOD — FEBRUARY 20, 2014

Sheet 1 of 84

WHERE do you live or work?

| Name | Resident, Business or Organization | Email Address | Kingwood | Hunterdon County | Other |
|---------------------|------------------------------------|---------------|----------|------------------|-------|
| Janani Shankaran | RPA | | | | |
| DAVID HEWITT | RES. | | | | |
| Walter Parny | RES | | | | |
| Steve Toule | Res | | | | |
| Michele Bernhard | Res | | | | |
| Rick Falkner | Res | | | | |
| Eric Herber | resident & business | | | | |
| Jim Diannone | Hunterdon Co. | | | | |
| John King | Hunterdon | | | | |
| Scott Johnson | Resident | | | | |
| Ken Bogen | Hunterdon City | | | | |
| Linda Harghey | Hunterdon Ct | | | | |
| DIANA EVANS | Kingwood | | | | |
| Todd Bernhard | Res | | | | |
| Anthony Cuzzolino | Resident | | | | |
| Allison Mitchell | Resident | | | | |
| Cecilia Kovach | resident | | | | |
| Svetlana Nadoszytko | resident | | | | |
| Jill Loneragan | resident | | | | |

Kingwood: The Development of Route 12

OPEN HOUSE.

KINGWOOD — FEBRUARY 20, 2014

Sheet 2 of 4

WHERE do you live or work?

Name

Resident, Business
or Organization

Email Address

Kingwood

Hunterdon County

Other

| | | |
|----------------------|---------------------------|--|
| MARKS MAURZEN BDALEK | Resident | |
| Randi Eckel | Frenchtown Planning Board | |
| Vivian Baker | NJ TRANSIT | |
| MaryLou Haring | Resident | |
| CHRISTOPHER ELL | Resident | |
| MIKE DeSANTO | RESIDENT | |
| AMBY VILGERS | RESIDENTS + BUS. | |
| Beth + Daniel Mason | Resident | |
| Brina & John Sedar | Residents | |
| Debra + Bill Bauberg | Residents | |
| Doug Wright | Resident | |
| JOHN TORLEY | RESIDENT | |
| DAVID ROBERTS | Consultant to Twp | |
| Catherine Penfold | Resident | |
| KAREN RADCLIFFE | RESIDENT | |
| ALAN RUMFELT | Resident | |
| Randi & Eric Schue | Resident | |
| Stacy: Dave Blake | Resident | |
| Tamm Lyons | Resident | |



CONNECTING
PEOPLE, PLACES,
AND POTENTIAL.

Kingwood: The Development of Route 12


OPEN HOUSE.

KINGWOOD — FEBRUARY 20, 2014

Sheet 3 of 39

WHERE do you live or work?

| Name | Resident, Business or Organization | Email Address | Kingwood | Hunterdon County | Other |
|--------------------------|------------------------------------|---------------|----------|------------------|-------|
| Monica Etz | NJDOT | | | | |
| Karen Nuckols | Resident | | | | |
| Sharon Norgard | Resident | | | | |
| Kim Malina | Resident | | | | |
| Tim + Nancy Reasoner | Resident | | | | |
| Scott ZDEPSKI | RESIDENT | | | | |
| Lois Voronin | resident | | | | |
| Doug Artelman | Resident | | | | |
| Dan Schmidt | resident | | | | |
| Julia Proctor | resident | | | | |
| Richard Russell | Resident | | | | |
| Linda Deutsch | Resident | | | | |
| Tom Proctor | Resident | | | | |
| Lance Riggio | Resident | | | | |
| Susie Riggio | Resident | | | | |
| Heatherlund | Resident | | | | |
| Sara Z. Gich | Resident | | | | |
| Joe & Shannon Sklodowsky | Resident | | | | |
| Dan Bowen | Resident | | | | |

| <u>Name</u> | <u>Resident / Business / Org</u> | <u>Email</u> | <u>Where do you live/work?</u> |
|---------------------|----------------------------------|--|--------------------------------|
| ANTHONY DeSAPIO, Jr | ✓ ✓ |  | |
| Anthony DeSapio III | ✓ ✓ | | |
| Cathy W. Wineski | | | |
| Richard Dodds | | | |
| Elaine Wiemann | | | |
| Rob Freudenberg | | | |
| Rob Lane | | | |
| Courtenay Mercer | | | |

Kingwood: The Development of Route 12

A Together North Jersey Local Demonstration Project

OPEN HOUSE

February 20, 2014

5:00 - 8:00PM

Kingwood Township Elementary School Library
880 County Road 519
Frenchtown, NJ

Participants

Sixty-five Kingwood residents, project team members, project partners, steering committee members, and members of the general public participated in this workshop.

Notes

The following takeaways are based on discussion and descriptive feedback.

General

- Very limited desire to grow; most want to stop growth altogether
- Preserve overall rural character of Kingwood
- Make Kingwood more bike-friendly
- Prevent highway sprawl types of development
- Redevelopment should result in cleaning up of the large front yards/setbacks.

Targeting growth in a village-style center

- Eastern Gateway Village
 - This area could accommodate growth
 - Intersections at the "eyebrow" will have to be re-designed to prevent accidents and to slow down traffic entering the new center
 - Development here may increase traffic and congestion
- Baptistown
 - Concern for loss of small-town feel
 - Limited opportunities for intensification
 - But growth here could help to resolve septic issues
- Growth may have to be targeted in one area or another
- Creation of a less dense village in Baptistown, and more of a mixed-use center at the gateway
- Multi-family housing viewed as unattractive or poorly built
- Include civic uses in the new village center
- Mixed opinion on attracting additional commercial growth

Kingwood: The Development of Route 12

A Together North Jersey Local Demonstration Project

- Regional, high-quality destination retail would be desirable, such as a Trader Joe's, but there is also concern over whether a regional destination would create traffic
- Commercial growth should stay local and immediate to surrounding areas
- Through the planning process, residents hope that the following will be addressed: change in community character, additional traffic, impact on schools, water/sewer facilities, fear that a center will induce build-out faster than sprawl

Transfer of development rights strategy

- General misunderstanding about how TDR is being used and over what geography
- Mixed opinions on TDR
 - Use of TDR could induce change and build out faster than the status quo
 - Prefer a targeted growth approach to a status quo growth pattern
- More concerned with preservation than providing equity for presumed value loss because of scenic corridor overlay
- Given the very limited development over the past 20 years, and lack of any new development plans, fear of widespread development and sprawl may be unnecessary

Comparables

- Mixed opinion on Chesterfield density
 - Too big
 - Not dense enough
- Frenchtown, Flemington, Lambertville cited as places with appealing village-style feel

| Name | Affiliation | Email | 3/12/14 Kingwood DEP |
|------------------|---|------------------|-------------------------|
| Janani Shankaran | RPA | janani.shankaran | |
| Ken Bogen | Hunterdon Planning Dept. | | |
| Nick Angermeier | DEP-DCLUP | | |
| John Gray | DEP | | |
| David Parks | Mercer Consulting - Kingwood Consultant | | |
| Cyrenthia Warr | NJT | | |
| Ron Bannister | NJDEP/BWA/BNPL | | |
| Lou Cattina | NJDEP LAND USE | | |
| Courtney Mercer | Mercer Planning Assoc | | |
| Kate Meade | OPA | Kath | |
| Steven Bruder | SADC / State TDR Bank | | |
| Rob Freudenberg | RPA | | |
| Vivian E Baker | NJ TRANSIT / TNJ | | |

Kingwood: The Development of Route 12

PROPERTY OWNER MEETINGS

April 22, 2014
4:00 - 7:00PM

Kingwood Township Elementary School Library
880 County Road 519
Frenchtown, NJ

Participants

Participants included property owners along Route 12, Kingwood town officials, and project team members.

Property Owners of Proposed Receiving Area

Opportunities

- Interest in knowing how many homes would be built
- Interest in knowing if credits would be needed for commercial development or just residential (just a residential program at this point)
- Interest in accessing online and print-version maps of new zoning
- New gateway allows for greater control over what is developed/to meet resident's wishes
- Interest in preserving land/views to the west
- Vision could include opportunities for public transit

Concerns

- Soils and waste treatment will be a big issue
 - o Duke Farms constructed wetlands for waste treatment; could be a precedent
- Needs to be greater specificity/information about the boundaries of the receiving area
- Questions about accuracy of NJTPA population and employment forecasts
- Concern about the timeframe being too long

Property Owners of Proposed Sending Area

Opportunities

- Provide additional clarity around rules on subdividing
- Periodic review of TDR program to gauge interest in development
- Look to other TDR models – Pinelands, Chesterfield, Woolwich, etc.
- Future ordinance changes would include a greater public process

Kingwood: The Development of Route 12

Concerns

- Concerns over land taxation, though sewer and water will be paid by those using it
- Skepticism around job/commercial square footage forecasts
- Concerns that this is already a done deal
- General questions regarding the program: how credits would be allocated, how it can be market-driven, etc.
- Concerns that developers will start knocking on residents' doors



KINGWOOD: THE DEVELOPMENT OF ROUTE 12

YOUR FEEDBACK NEEDED.

PROJECT VIDEO & COMMUNITY SURVEY AVAILABLE

As part of the “Kingwood: The Development of Route 12” study, we have created a project video and launched a survey to supplement the public workshop that occurred at Kingwood Elementary School in February. The survey includes images and videos describing the materials shared with the audience at that meeting, then asks questions to gauge your opinion about future growth and preservation along Route 12 and throughout the community.

To view the video and participate in the survey visit:
www.togethernorthjersey.com/Kingwood

www.togethernorthjersey.com

31 responses

[Publish analytics](#)

Summary

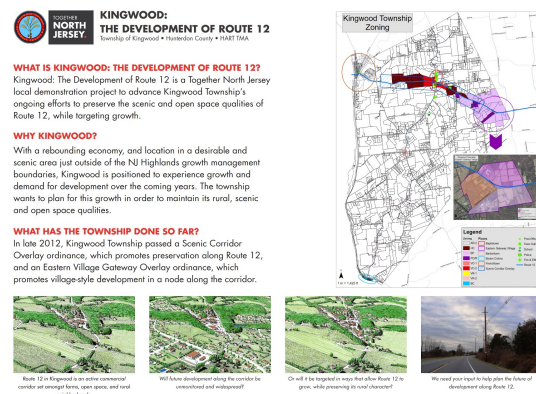
Survey Videos

Length of Survey

Introduction

Kingwood Project Introduction Video

[Image]

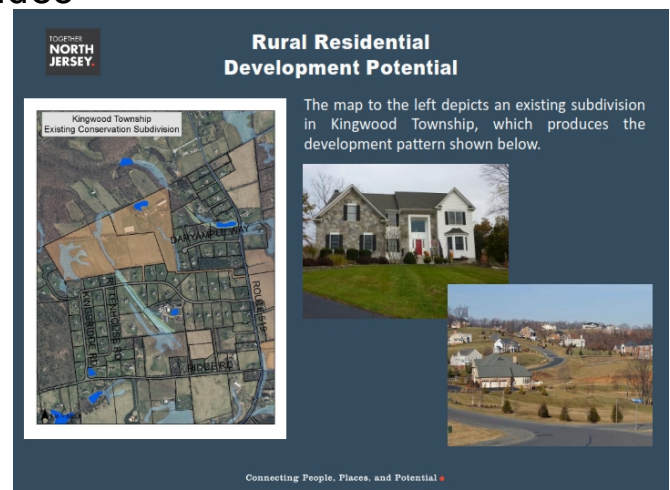


Rural Development Pattern

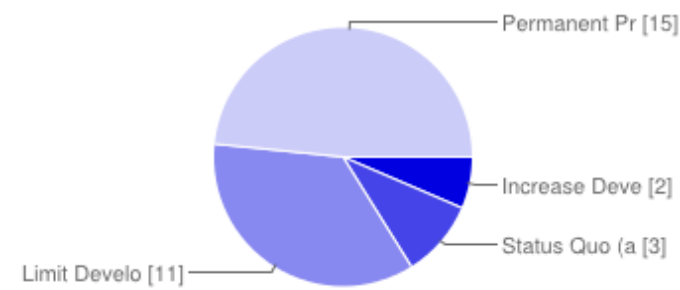
Kingwood Rural Development Video

Rural Development Pattern

[Image]



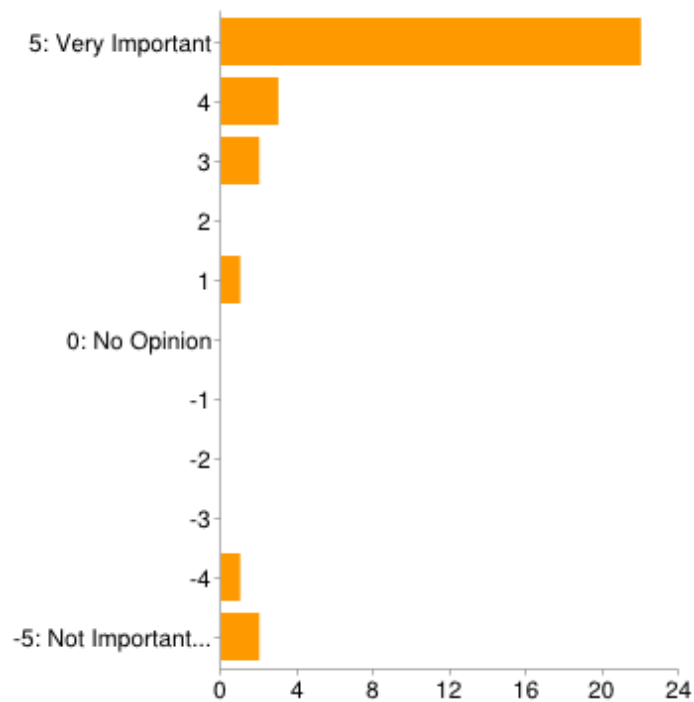
How would you like to see Kingwood's rural areas develop in the future?



| | | |
|--|----|-----|
| Increase Development Potential (allow more development than is depicted in the map and images above) | 2 | 6% |
| Status Quo (allow development as depicted in the map and images above) | 3 | 10% |
| Limit Development Potential (allow less development than is depicted in the map and images above) | 11 | 35% |
| Permanent Preservation (limit development by actively seeking to preserve land) | 15 | 48% |

Rural Development Pattern

How important is it to permanently preserve farmland and open space in Kingwood?



| | | |
|-------------------|----|-----|
| 5: Very Important | 22 | 71% |
| 4 | 3 | 10% |
| 3 | 2 | 6% |
| 2 | 0 | 0% |

| | | |
|--------------------------|---|----|
| 1 | 1 | 3% |
| 0: No Opinion | 0 | 0% |
| -1 | 0 | 0% |
| -2 | 0 | 0% |
| -3 | 0 | 0% |
| -4 | 1 | 3% |
| -5: Not Important at All | 2 | 6% |

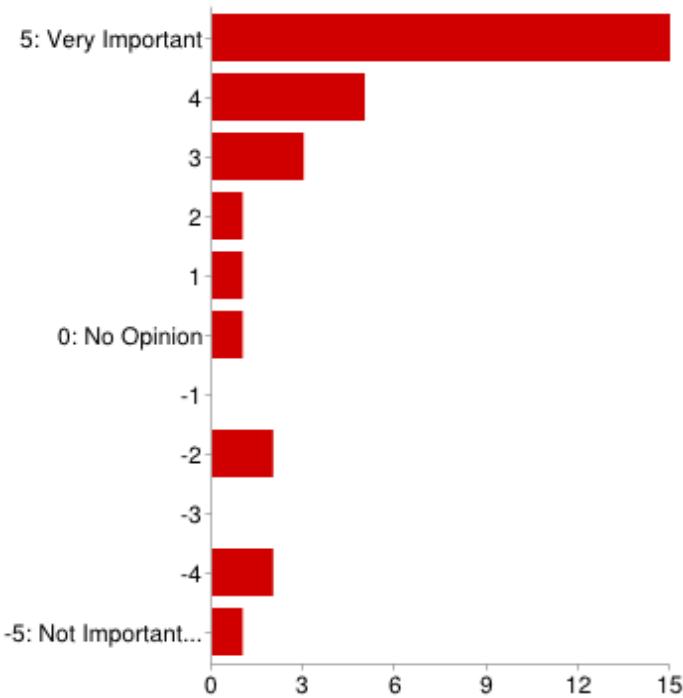
Rural Development Pattern

[Image]



Where should Kingwood target its preservation efforts?

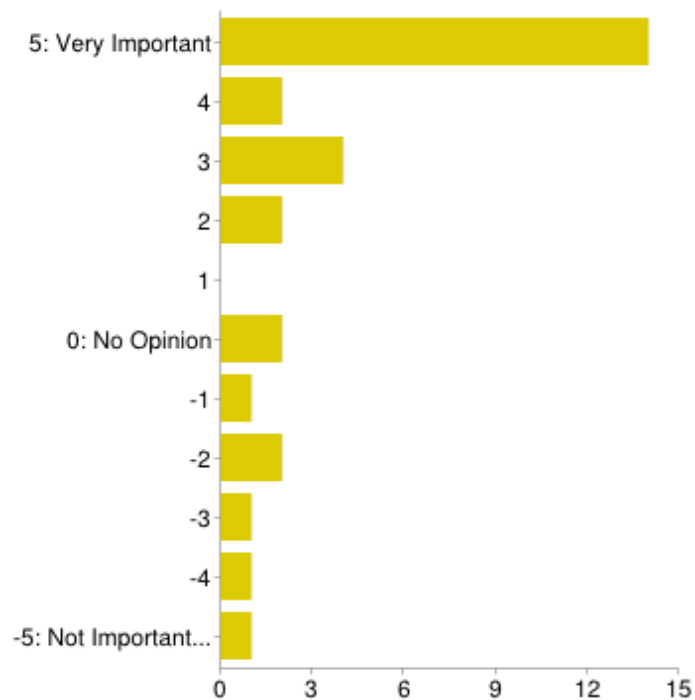
Along Route 12 - West of Baptistown (heading toward Frenchtown)



| | | |
|-------------------|----|-----|
| 5: Very Important | 15 | 48% |
| 4 | 5 | 16% |
| 3 | 3 | 10% |

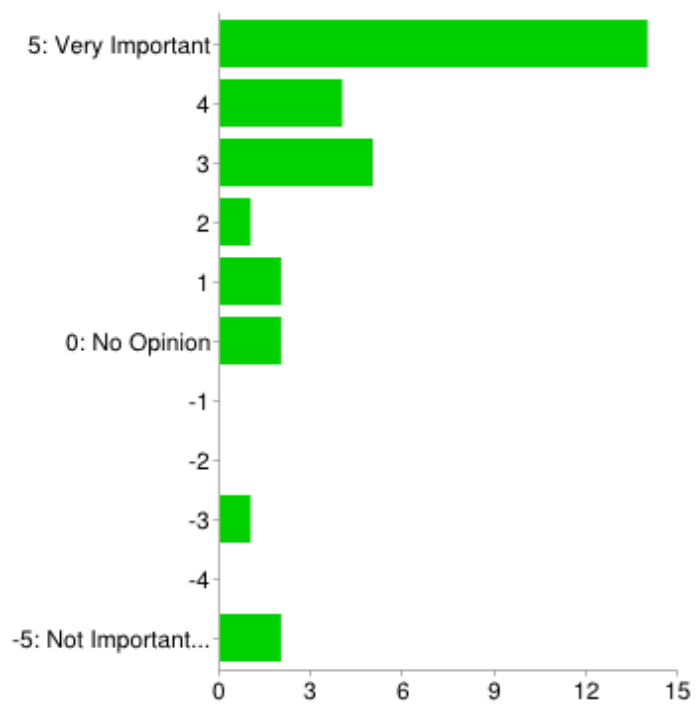
| | | |
|--------------------------|---|----|
| 2 | 1 | 3% |
| 1 | 1 | 3% |
| 0: No Opinion | 1 | 3% |
| -1 | 0 | 0% |
| -2 | 2 | 6% |
| -3 | 0 | 0% |
| -4 | 2 | 6% |
| -5: Not Important at All | 1 | 3% |

Along Route 12 - East of Baptistown (heading toward Flemington)



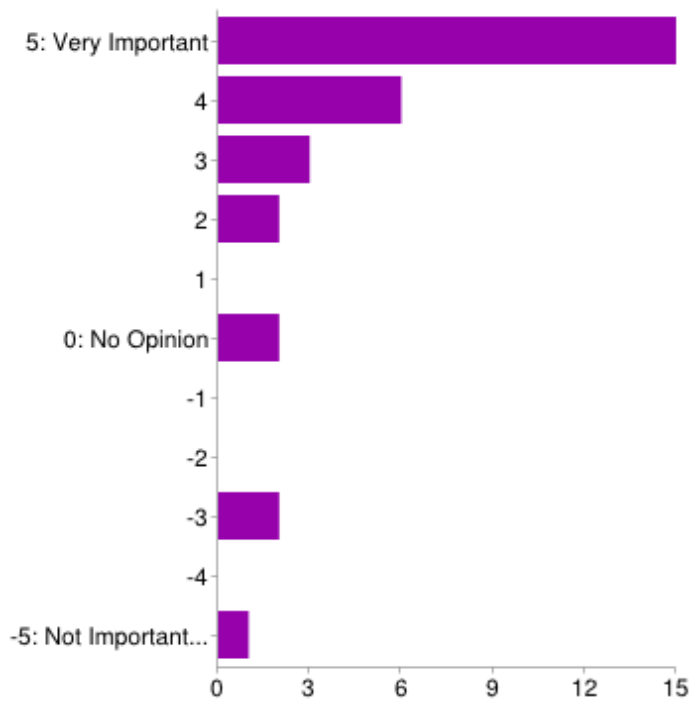
| | | |
|--------------------------|----|-----|
| 5: Very Important | 14 | 47% |
| 4 | 2 | 7% |
| 3 | 4 | 13% |
| 2 | 2 | 7% |
| 1 | 0 | 0% |
| 0: No Opinion | 2 | 7% |
| -1 | 1 | 3% |
| -2 | 2 | 7% |
| -3 | 1 | 3% |
| -4 | 1 | 3% |
| -5: Not Important at All | 1 | 3% |

Area North of Route 12 (heading toward Alexandria/Franklin)



| | | |
|--------------------------|----|-----|
| 5: Very Important | 14 | 45% |
| 4 | 4 | 13% |
| 3 | 5 | 16% |
| 2 | 1 | 3% |
| 1 | 2 | 6% |
| 0: No Opinion | 2 | 6% |
| -1 | 0 | 0% |
| -2 | 0 | 0% |
| -3 | 1 | 3% |
| -4 | 0 | 0% |
| -5: Not Important at All | 2 | 6% |

Area South of Route 12 (heading toward Stockton)



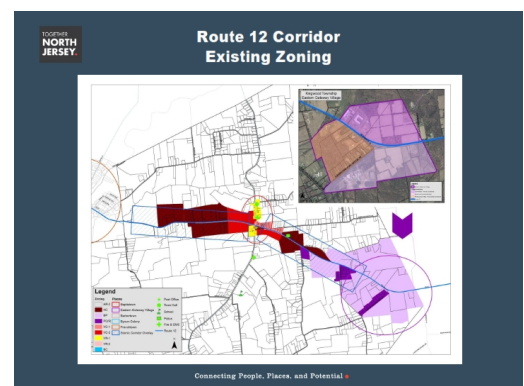
| | | |
|--------------------------|----|-----|
| 5: Very Important | 15 | 48% |
| 4 | 6 | 19% |
| 3 | 3 | 10% |
| 2 | 2 | 6% |
| 1 | 0 | 0% |
| 0: No Opinion | 2 | 6% |
| -1 | 0 | 0% |
| -2 | 0 | 0% |
| -3 | 2 | 6% |
| -4 | 0 | 0% |
| -5: Not Important at All | 1 | 3% |

Route 12 Corridor Development Pattern

Kingwood Rt 12 Development Video

Route 12 Corridor Development Pattern

[Image]



Type of Development

Below is a list of uses currently allowed along the Kingwood's Route 12 Corridor (outside the business park area). Please select the uses that you feel **SHOULD** be allowed:

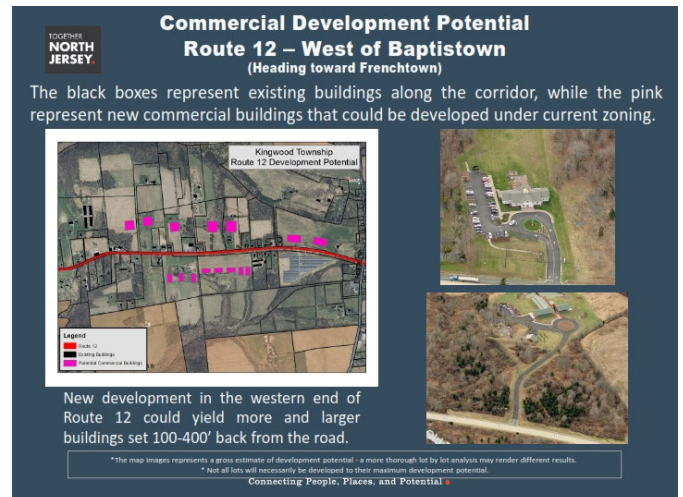
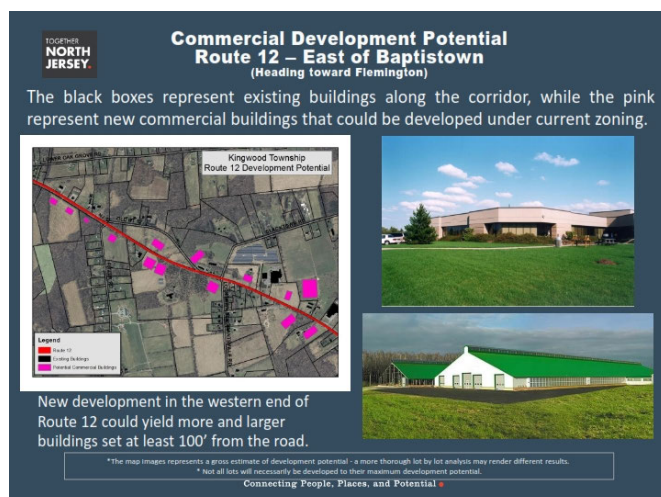
| | | |
|--|-----------|------------|
| Family Day-care Homes | 10 | 3% |
| Churches & Cemeteries | 12 | 3% |
| Government Buildings | 9 | 3% |
| Recreation | 16 | 4% |
| Farms & Agriculture | 27 | 8% |
| Feed & Grain Outlets | 20 | 6% |
| Nurseries & Garden Centers | 21 | 6% |
| Wholesale Greenhouses | 13 | 4% |
| Lumberyards | 8 | 2% |
| Farm equipment dealerships | 10 | 3% |
| Veterinary Hospitals | 18 | 5% |
| Local retail uses | 11 | 3% |
| Local service uses (excluding automobile body repair shops & kennels) | 10 | 3% |
| Pharmacies | 8 | 2% |
| Convenience Grocery Stores | 10 | 3% |
| Restaurants, bars & taverns | 14 | 4% |
| Banquet facilities | 7 | 2% |
| Banks (including drive-through) | 11 | 3% |
| Antique & Gift Stores | 12 | 3% |
| Bed & Breakfast | 16 | 4% |
| Child-care Centers | 9 | 3% |
| Shopping Centers (4 or more retail stores totaling 25,000 square feet or more) | 7 | 2% |
| General & Professional Offices | 12 | 3% |
| Business Parks | 8 | 2% |
| Warehousing | 7 | 2% |
| Laboratories & research | 12 | 3% |
| Manufacturing & assembly | 9 | 3% |
| Golf Courses | 11 | 3% |
| Major Photovoltaic (Solar Panel | 8 | 2% |
| Farms) | 13 | 42% |

Single Family Homes

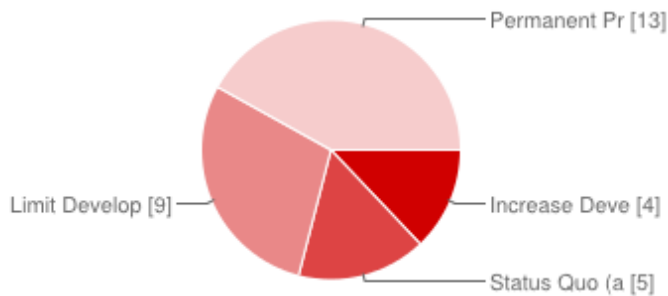
Below is the same list of uses currently allowed along the Kingwood's Route 12 Corridor (outside the business park area). Please select the uses that you feel SHOULD NOT be allowed:

| | | |
|--|----|-----|
| Family Day-care Homes | 15 | 4% |
| Churches & Cemeteries | 11 | 3% |
| Government Buildings | 15 | 4% |
| Recreation | 8 | 2% |
| Farms & Agriculture | 1 | 0% |
| Feed & Grain Outlets | 7 | 2% |
| Nurseries & Garden Centers | 8 | 2% |
| Wholesale Greenhouses | 11 | 3% |
| Lumberyards | 19 | 5% |
| Farm equipment dealerships | 15 | 4% |
| Veterinary Hospitals | 12 | 3% |
| Local retail uses | 13 | 3% |
| Local service uses (excluding automobile body repair shops & kennels) | 15 | 4% |
| Pharmacies | 15 | 4% |
| Convenience Grocery Stores | 14 | 3% |
| Restaurants, bars & taverns | 11 | 3% |
| Banquet facilities | 13 | 3% |
| Banks (including drive-through) | 13 | 3% |
| Antique & Gift Stores | 11 | 3% |
| Bed & Breakfast | 13 | 3% |
| Child-care Centers | 14 | 3% |
| Shopping Centers (4 or more retail stores totaling 25,000 square feet or more) | 19 | 5% |
| General & Professional Offices | 16 | 4% |
| Business Parks | 17 | 4% |
| Warehousing | 19 | 5% |
| Laboratories & research | 15 | 4% |
| Manufacturing & assembly | 19 | 5% |
| Golf Courses | 13 | 3% |
| Major Photovoltaic (Solar Panel Farms) | 21 | 5% |
| Single Family Homes | 14 | 45% |

Route 12 Corridor Development Pattern



How would you like to see Route 12 develop in the future?



| | | |
|--|----|-----|
| Increase Development Potential (allow more development than is depicted in the images above) | 4 | 13% |
| Status Quo (allow development as depicted in the images above) | 5 | 16% |
| Limit Development Potential (allow less development than is depicted in the images above) | 9 | 29% |
| Permanent Preservation (limit development by actively seeking to preserve land along the corridor) | 13 | 42% |

Route 12 Corridor Development Pattern

What do you LIKE most about the Route 12 corridor in Kingwood?

Open areas, trees, fields, small businesses as around Baptistown There is a bank, two convenient stores, banquet hall, couple of restaurants, gas station, numerous auto repair shops and a couple of small businesses which seems to be sufficient for this area. Route 12 in Kingwood Township is what I would expect living in a rural area. Everything is clustered into one area. In other words, we have one commercial highway and not more. That development is limited. Clean, easy commute, wooded scenery. snow ploughing is very efficient State police presence. Farms and open space I like the business and industrial businesses concentrated on the Route 12 corridor The remaining open spaces and farms The authentic natural character. Moderate traffic. Small community oriented businesses. open space, peaceful to drive Scenic views The restaurants light traffic It's nice and peaceful it's ruralness, non-modern old time look Very natural The open lands it's unchanging country feel There are still some rural areas that include farms, woods or overgrown fields. They are beautiful. That the Township is at least addressing the possible issues, with regard to development, that would ruin the scenic, open and green feel that has made many residents, my family included, move to the Township and why existing residents continue to stay. Kingwood is the jewel of NJ because it is rural. I would ask government officials to do everything in their power to maintain the rural character of Kingwood. On Rt 12, I love seeing open space & farm land. Open space. Limited traffic/congestion. Local businesses as opposed to large chain operations. Having a local police barracks. I would have to say that I am more content with the way route 12 is now. I like that we have a gas station, a bank and two convenient stores one of which has been in the community for a very long time. I like seeing the open fields with crops being grown by township residents that make their living by farming. Traffic not a problem. The rustic feel of the area. Not commercialized. No big chains.

What do you DISLIKE most about the Route 12 corridor in Kingwood?

clutter, cheap signs, buildings in ill repair or just need to have better landscaping It needs more stores poorly maintained properties, power lines and telephone poles, signage that is too close to the road and not standardized, billboards state police Lack of local businesses. It's just trees and land no stores seeing businesses only 1 lane each way. Not many conveniences located such as supermarkets or gas. The debris Numerous empty buildings and a few less desirable looking buildings. The apparent disregard for the traffic that increased business will bring. The fact that alternate routes through existing neighborhoods will also become crowded and loud losing the feel the Township seems to wish to protect. As well as the fact that Kingwood relies primarily on the State Police to patrol the Township and that through development comes issues with regard to disturbances and crime therefore potentially requiring a standing police force similar to Frenchtown and the increased cost to the Township residents through taxation to fund the police force. It is an eyesore. Too many business look like dumps. I would like to see Kingwood require that businesses maintain an appearance that makes our community look quaint and desirable rather than looking like a trash heap. This could be done through architectural and signage requirements and expectations that the property be maintained in a manner that looks clean and attractive. Too many buildings and houses the McMansions look poorly Unkempt, poorly maintained, unsightly, non zoning law abiding, business property's. nothing much Sun glare in late afternoon heading West, but that's nature. Industrial parks It is UGLY- Most businesses have little to no landscaping and are poorly maintained. Too many used car lots. Buildings across the highway from Liquor Store are unattractive, as is the Liquor Store. The Consignment Shop and West of Baptistown look like a never ending flea market. The new "Business Park" should have been attractive but it looks like you are seeing the back of the building- as all you see are parked cars, the school bus depot, and NO Landscaping. What's with that? Where else does a new business park get built with no money towards landscaping? The solar farm near Slacktown Rd is ugly and the landscaping is of very poor quality. Farmland disappearing and being re-purposed for solar farms. New large residential developments that will place additional burden on township resources and raise taxes. There's not much to dislike about route 12. I think it is fine just the way it is! Some rundown buildings need to be removed or repaired. Not enough local services to limit trips into Flemington. Not enough healthcare businesses. for sale signs Several run-down looking buildings. This is the view that many from outside the area first see when they come to our Township. Many of the existing buildings and businesses along Rt 12 are unsightly. They were clearly put up with little concern for esthetics or for the community. That's a shame. It's not a lot to ask that anything that is put up be attractive as you drive by. There is no reason the Rt 12 corridor couldn't be even more beautiful in 10 to 20 years. I applaud the effort to put a plan in place and the plan MUST have beautification requirements, in my opinion. Not enough shops, must travel long ways. Much of the Route 12 development is ugly. It neither reflects the town's rural tradition nor shows a commitment to beautification. Much of the corridor is ugly. Tacky business park, Lutz fabricating building,

How would you like to see the Kingwood Route 12 corridor look in the next 10-20 years?

Please make certain traffic does not become a problem. I appreciate this organized planning effort. Slightly developed, but mainly farmland and natural. I would not want any change to our small community. We have vacant buildings now and I can't understand why we would want more buildings to most likely sit vacant. We do not need more developments nor businesses. Frenchtown or Flemington is

only a short drive so why ruin beautiful kingwood with more traffic, buildings, people, and businesses.

more business If commercial / industrial type development must occur, it should be done in a manner that hides its commercial / industrial identity. New businesses should be expected to contribute to the aesthetic quality of Kingwood, and not create another cookie cutter New Jersey community. More farmland and open space If building must occur, I would hope it would be screened from the road by required landscaping/trees or designed to look like a farm with some buildings looking like houses and some like out buildings.(There is something like this outside of Doylestown on the south-east side of Rt. 202 - intermingled shops and offices). We do not want the main entrance to our town to look industrial or indiscriminately, blatantly, commercial. Kingwood is a hard sell for real estate now. We need to make it look more attractive, not less. I would be happy to see Kingwood have little to no change over the next 10-20 years. Development on Route 12 corridor has been slow over the years and I certainly don't want to see more commercial businesses here. People move to or stay in this area because they like the rural area. We have numerous empty buildings here, so why would we want to increase the potential of having more empty buildings. Kingwood is like a dead end compared to towns like Flemington and Clinton which have major highways. People are not going to come from other areas to patronize businesses here. Baptistown Center, and Baptistown East with clean community conscious businesses. Along with Farms, Preserved Land, Homes, and Multifamily dwellings. Built up with more shopping options so we don't have to travel so far. I would like to see the current businesses upgrade their landscaping and a more strict sign ordinance where better signs are required no neon and some kind of ordinance that requires good upkeep of signs and landscaping. For example the solar farms placed off of Slacktown Road look disgraceful, where most trees/shrubs look either dead or soon to be dead. I am sure the minimum number of trees were planted and probably no upkeep was required. Ideal landscaping would actually hide the parking lots and most of the building in this area If housing is required, build senior housing in clusters. This would bring in professional service and healthcare companies. Senior housing also does not put a strain on new school construction and tax increase. In general allow construction of housing, businesses,etc., that will not have a tax burden on current residential and farm property owners. a grocery store, some recreation, maybe a garden center or a business/educational facility geared toward the promotion of and economic contribution toward renewable resources and energy In a perfect world you would attract professionals to the area with appropriate space to house them. However, Kingwood , to its credit, has remanded very rural and we all know that growth unavoidable. Therefore we should limit the height of the structures incorporating the ability to house retail space on a lower level with professional space on a second level (lawyers, dentists, etc.). Thereby attracting professionals who would not have to travel several miles to grab lunch. THE SAME WAY! Screw development and construction. I will sue I would like to see the Rt. 12 corridor remain a local road with limited traffic and minimal impact to the lifestyle that attracted the residents in the first place. It should not be a foregone conclusion that land must be further "developed" in order to improve the quality of life for the residents. Land is a non-renewable resource that once developed is likely never to recover. One need only to look at the Rt. 9 and Rt. 18 corridors in Monmouth and Middlesex Counties to see the damage that such an approach can inflict. The need for ever more "rateables" is a fallacy based on the flawed reasoning that more and more services and money are always required. Fiscal responsibility to the taxpayers needs to be the goal of our local government and to ensure that essential services are delivered in an efficient and cost effective manner. More development generates a never-ending catch-22 whereby more taxes are needed to provide services for the newly developed land than the redevelopment generates in the first place. What would additional development bring other than a an over-saturation of available services, and an escalation of tax increases that would drive out residents who have invested years in establishing the quality of life that

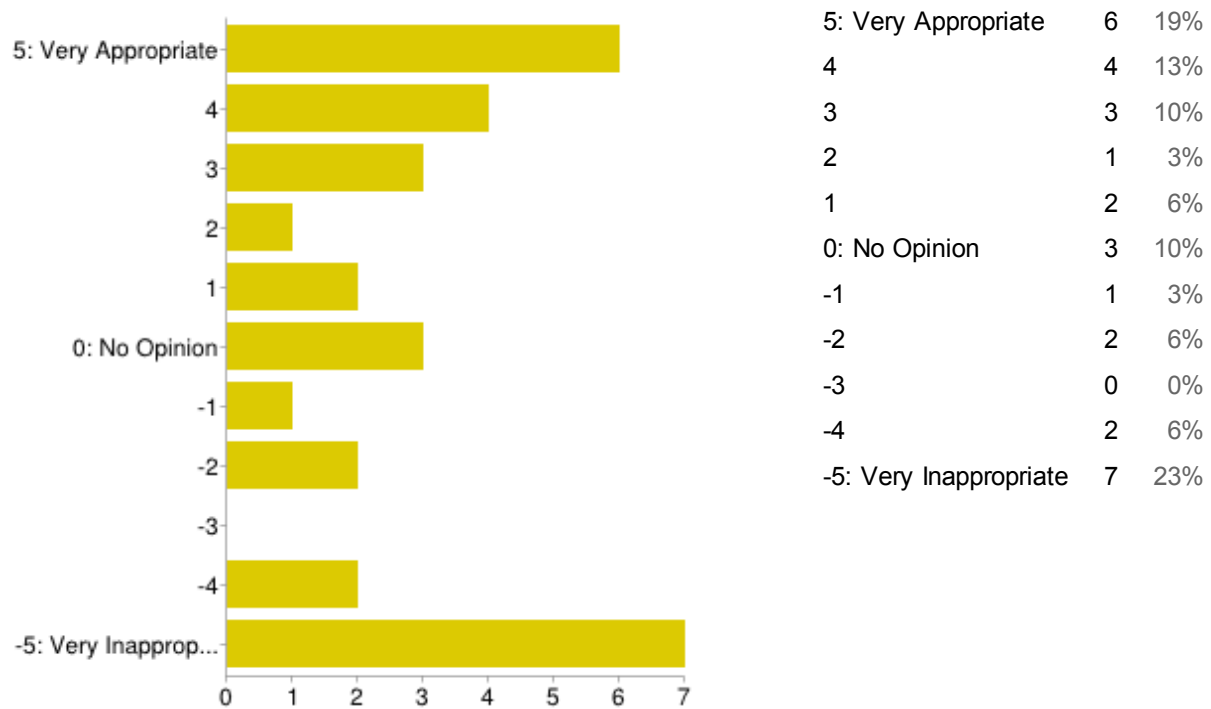
Neighborhood Development Pattern

Neighborhood Development Pattern

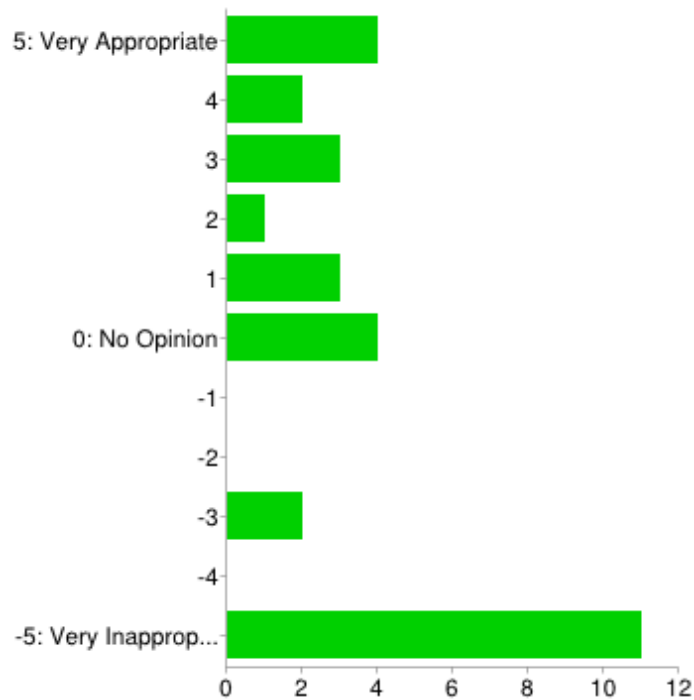


Where should Kingwood target future development?

Business Park Area on the east-end of Kingwood on Route 12 (heading toward Flemington)



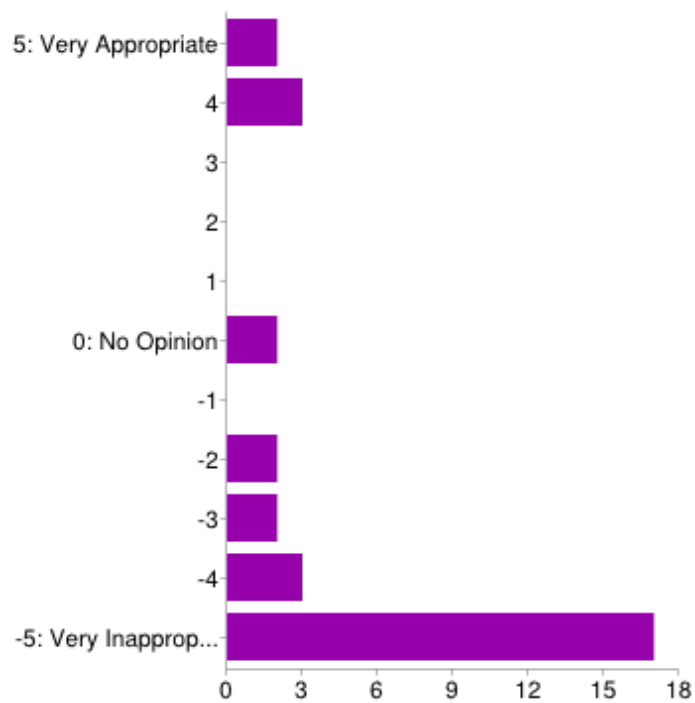
Near Baptistown



| | | |
|---------------------|---|-----|
| 5: Very Appropriate | 4 | 13% |
| 4 | 2 | 7% |

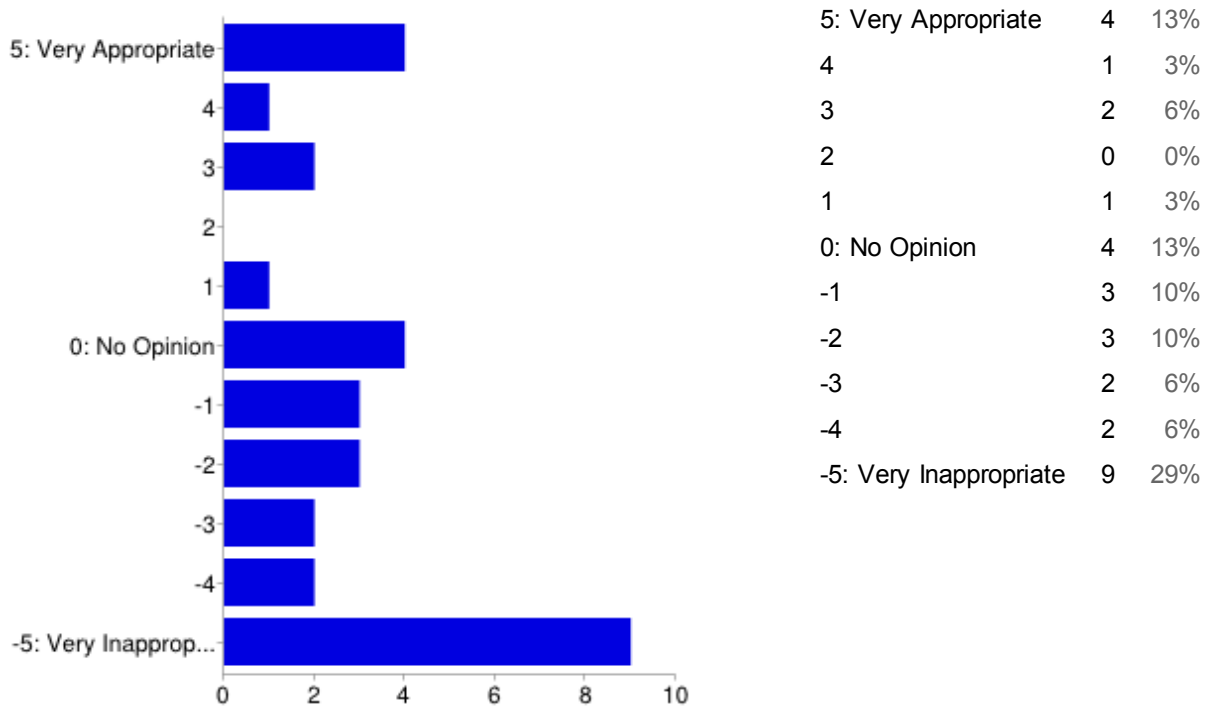
| | | |
|------------------------|----|-----|
| 3 | 3 | 10% |
| 2 | 1 | 3% |
| 1 | 3 | 10% |
| 0: No Opinion | 4 | 13% |
| -1 | 0 | 0% |
| -2 | 0 | 0% |
| -3 | 2 | 7% |
| -4 | 0 | 0% |
| -5: Very Inappropriate | 11 | 37% |

Near Kingwood Elementary School

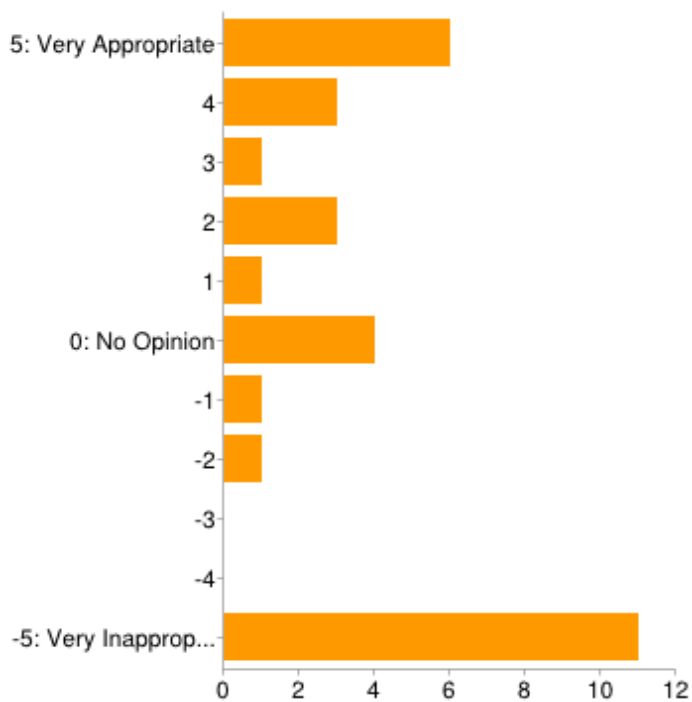


| | | |
|------------------------|----|-----|
| 5: Very Appropriate | 2 | 6% |
| 4 | 3 | 10% |
| 3 | 0 | 0% |
| 2 | 0 | 0% |
| 1 | 0 | 0% |
| 0: No Opinion | 2 | 6% |
| -1 | 0 | 0% |
| -2 | 2 | 6% |
| -3 | 2 | 6% |
| -4 | 3 | 10% |
| -5: Very Inappropriate | 17 | 55% |

Along Route 12 - West of Baptistown (heading toward Frenchtown)



Along Route 12 - East of Baptistown (heading toward Flemington)



| | | |
|---------------------|---|-----|
| 5: Very Appropriate | 6 | 19% |
| 4 | 3 | 10% |
| 3 | 1 | 3% |
| 2 | 3 | 10% |
| 1 | 1 | 3% |
| 0: No Opinion | 4 | 13% |
| -1 | 1 | 3% |

| | | |
|------------------------|----|-----|
| -2 | 1 | 3% |
| -3 | 0 | 0% |
| -4 | 0 | 0% |
| -5: Very Inappropriate | 11 | 35% |

Are there any other areas of Kingwood you feel are more appropriate for neighborhood growth than those listed above?

no as close to frenchtown as possible NO No NONE NONE!!! North of Baptistown toward High School Kingwood Locktown rd & Baptists point breeze rx Toward High School

Visual Preference Survey: Neighborhood Development Pattern

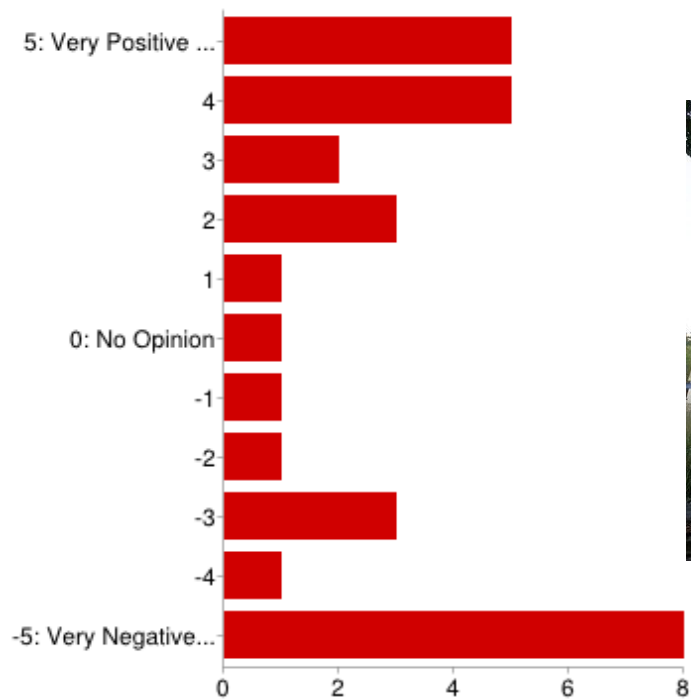
Mixed Use Development

Rate Images Quickly

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:

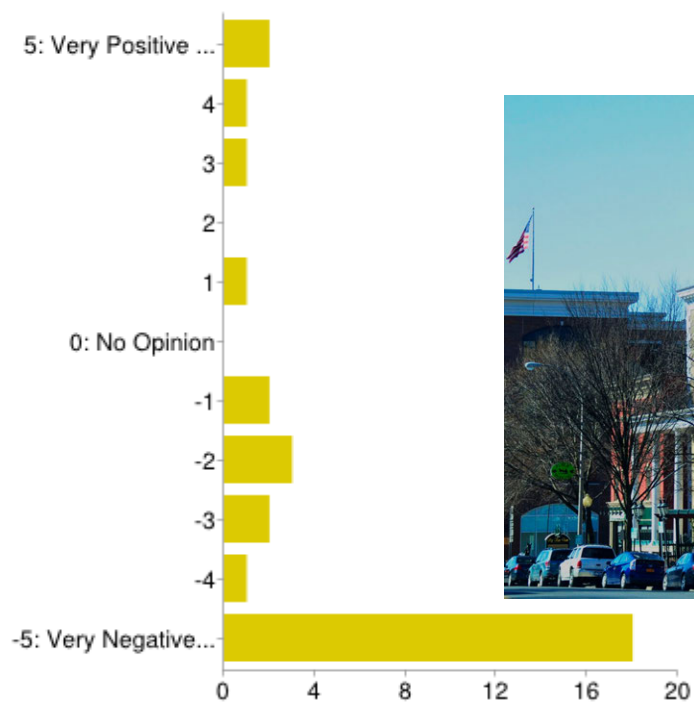


| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 5 | 16% |
| 4 | 5 | 16% |
| 3 | 2 | 6% |
| 2 | 3 | 10% |
| 1 | 1 | 3% |
| 0: No Opinion | 1 | 3% |
| -1 | 1 | 3% |
| -2 | 1 | 3% |
| -3 | 3 | 10% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 8 | 26% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 1 | 3% |
| 3 | 1 | 3% |
| 2 | 0 | 0% |
| 1 | 1 | 3% |
| 0: No Opinion | 0 | 0% |
| -1 | 2 | 6% |
| -2 | 3 | 10% |
| -3 | 2 | 6% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 18 | 58% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:

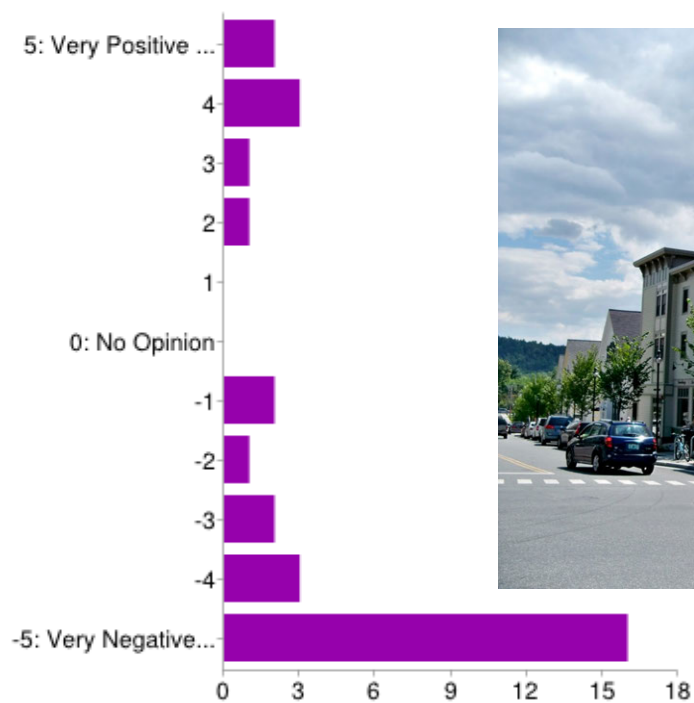


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 1 | 3% |
| 3 | 0 | 0% |
| 2 | 0 | 0% |
| 1 | 0 | 0% |
| 0: No Opinion | 1 | 3% |
| -1 | 3 | 10% |
| -2 | 3 | 10% |
| -3 | 3 | 10% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 16 | 52% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 3 | 10% |
| 3 | 1 | 3% |
| 2 | 1 | 3% |
| 1 | 0 | 0% |
| 0: No Opinion | 0 | 0% |
| -1 | 2 | 6% |
| -2 | 1 | 3% |
| -3 | 2 | 6% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 16 | 52% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 4 | 13% |
| 4 | 0 | 0% |
| 3 | 1 | 3% |
| 2 | 1 | 3% |
| 1 | 0 | 0% |
| 0: No Opinion | 2 | 6% |
| -1 | 2 | 6% |
| -2 | 1 | 3% |
| -3 | 3 | 10% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 14 | 45% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:

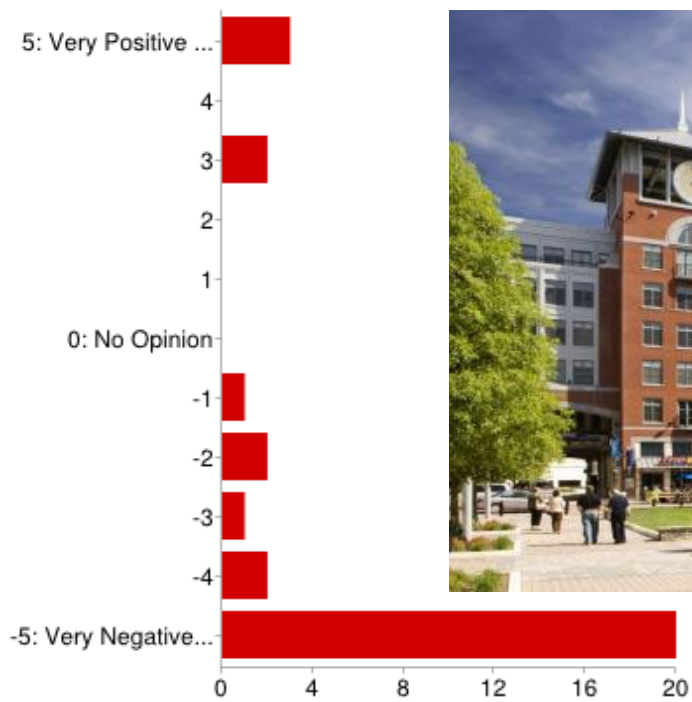


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 2 | 6% |
| 3 | 0 | 0% |
| 2 | 1 | 3% |
| 1 | 0 | 0% |
| 0: No Opinion | 0 | 0% |
| -1 | 2 | 6% |
| -2 | 2 | 6% |
| -3 | 4 | 13% |
| -4 | 2 | 6% |
| -5: Very Negative Opinion | 15 | 48% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 0 | 0% |
| 3 | 2 | 6% |
| 2 | 0 | 0% |
| 1 | 0 | 0% |
| 0: No Opinion | 0 | 0% |
| -1 | 1 | 3% |
| -2 | 2 | 6% |
| -3 | 1 | 3% |
| -4 | 2 | 6% |
| -5: Very Negative Opinion | 20 | 65% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 0 | 0% |
| 3 | 1 | 3% |
| 2 | 2 | 6% |
| 1 | 0 | 0% |
| 0: No Opinion | 0 | 0% |
| -1 | 0 | 0% |
| -2 | 1 | 3% |
| -3 | 2 | 6% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 20 | 65% |

Visual Preference Survey: Neighborhood Development Pattern

Mixed Use Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 1 | 3% |
| 3 | 0 | 0% |
| 2 | 0 | 0% |
| 1 | 1 | 3% |
| 0: No Opinion | 1 | 3% |
| -1 | 2 | 6% |
| -2 | 2 | 6% |
| -3 | 1 | 3% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 18 | 58% |

Residential Development

Rate Images Quickly

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

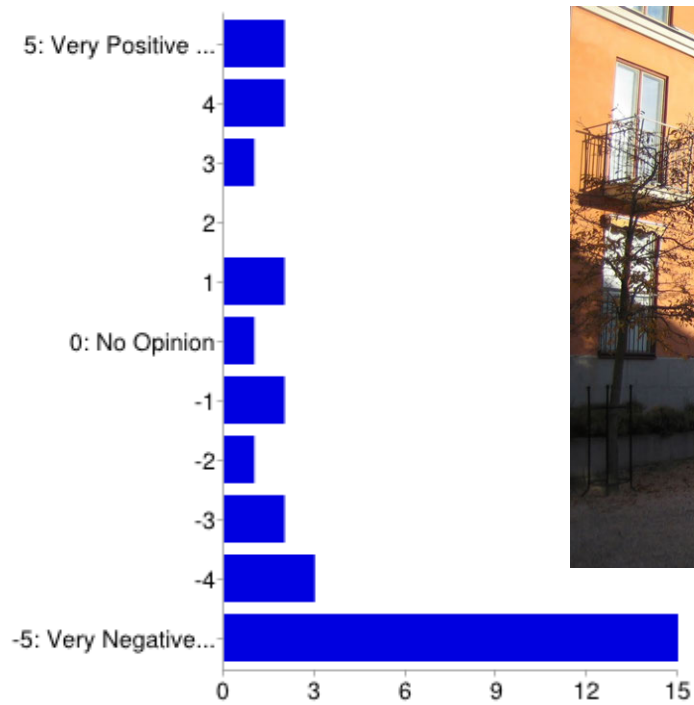


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 1 | 3% |
| 3 | 1 | 3% |
| 2 | 4 | 13% |
| 1 | 0 | 0% |
| 0: No Opinion | 1 | 3% |
| -1 | 1 | 3% |
| -2 | 6 | 19% |
| -3 | 1 | 3% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 13 | 42% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

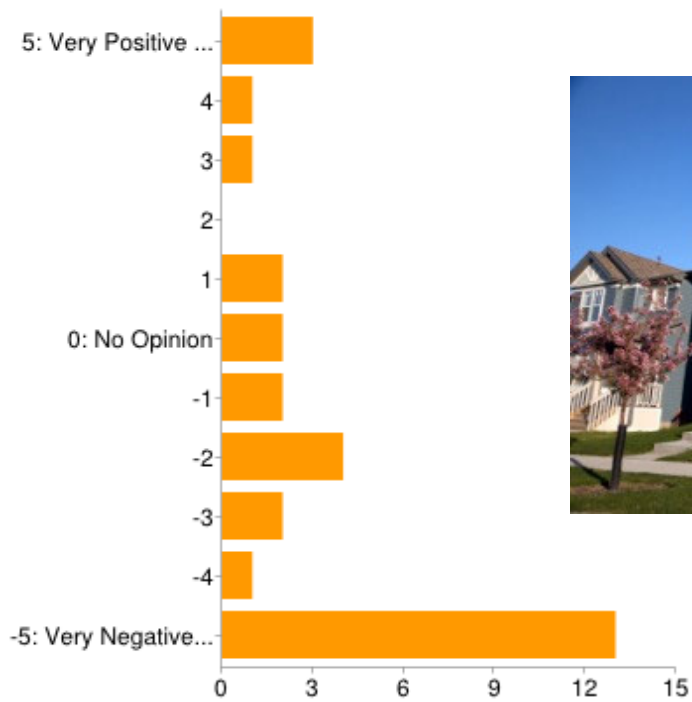


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 2 | 6% |
| 3 | 1 | 3% |
| 2 | 0 | 0% |
| 1 | 2 | 6% |
| 0: No Opinion | 1 | 3% |
| -1 | 2 | 6% |
| -2 | 1 | 3% |
| -3 | 2 | 6% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 15 | 48% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

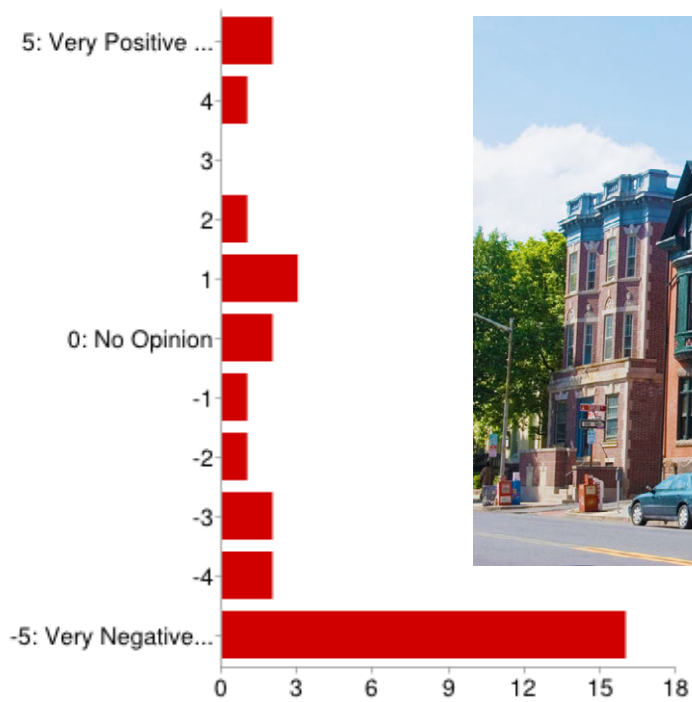


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 1 | 3% |
| 3 | 1 | 3% |
| 2 | 0 | 0% |
| 1 | 2 | 6% |
| 0: No Opinion | 2 | 6% |
| -1 | 2 | 6% |
| -2 | 4 | 13% |
| -3 | 2 | 6% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 13 | 42% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

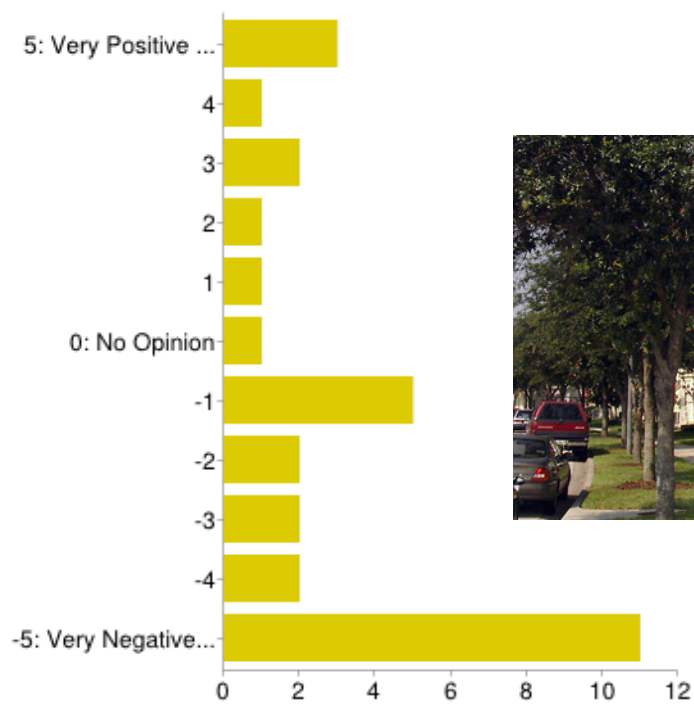


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 1 | 3% |
| 3 | 0 | 0% |
| 2 | 1 | 3% |
| 1 | 3 | 10% |
| 0: No Opinion | 2 | 6% |
| -1 | 1 | 3% |
| -2 | 1 | 3% |
| -3 | 2 | 6% |
| -4 | 2 | 6% |
| -5: Very Negative Opinion | 16 | 52% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

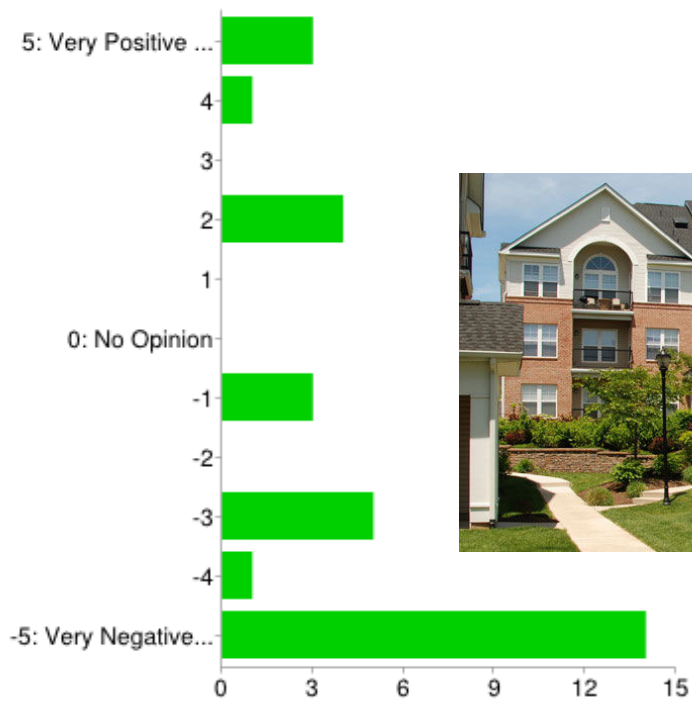


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 1 | 3% |
| 3 | 2 | 6% |
| 2 | 1 | 3% |
| 1 | 1 | 3% |
| 0: No Opinion | 1 | 3% |
| -1 | 5 | 16% |
| -2 | 2 | 6% |
| -3 | 2 | 6% |
| -4 | 2 | 6% |
| -5: Very Negative Opinion | 11 | 35% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

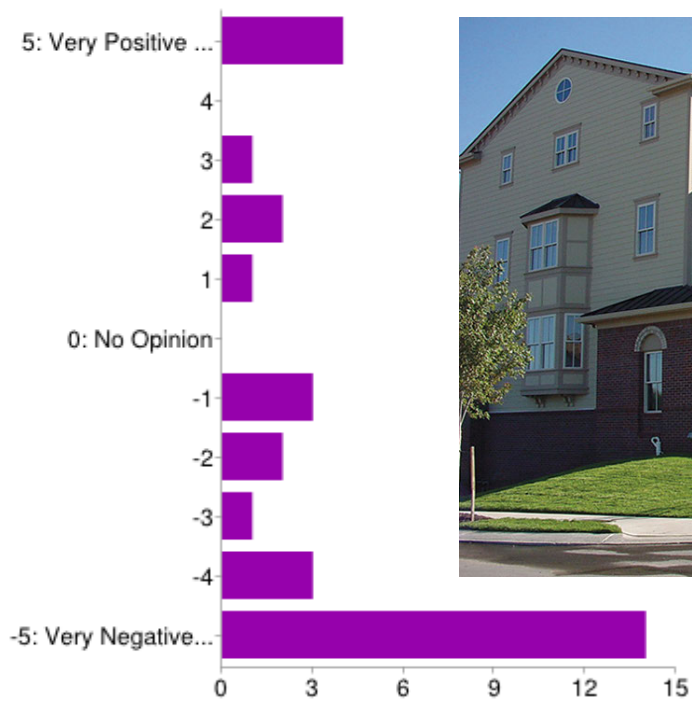


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 1 | 3% |
| 3 | 0 | 0% |
| 2 | 4 | 13% |
| 1 | 0 | 0% |
| 0: No Opinion | 0 | 0% |
| -1 | 3 | 10% |
| -2 | 0 | 0% |
| -3 | 5 | 16% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 14 | 45% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

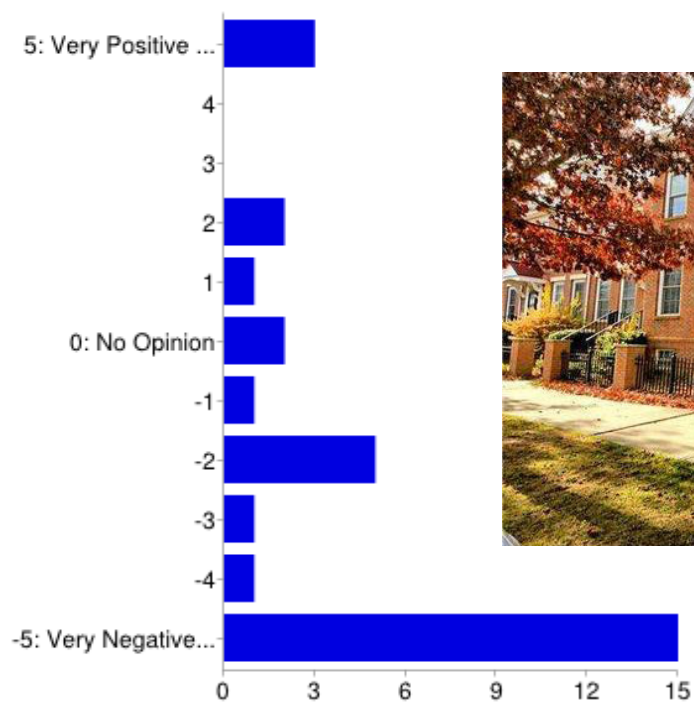


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 4 | 13% |
| 4 | 0 | 0% |
| 3 | 1 | 3% |
| 2 | 2 | 6% |
| 1 | 1 | 3% |
| 0: No Opinion | 0 | 0% |
| -1 | 3 | 10% |
| -2 | 2 | 6% |
| -3 | 1 | 3% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 14 | 45% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

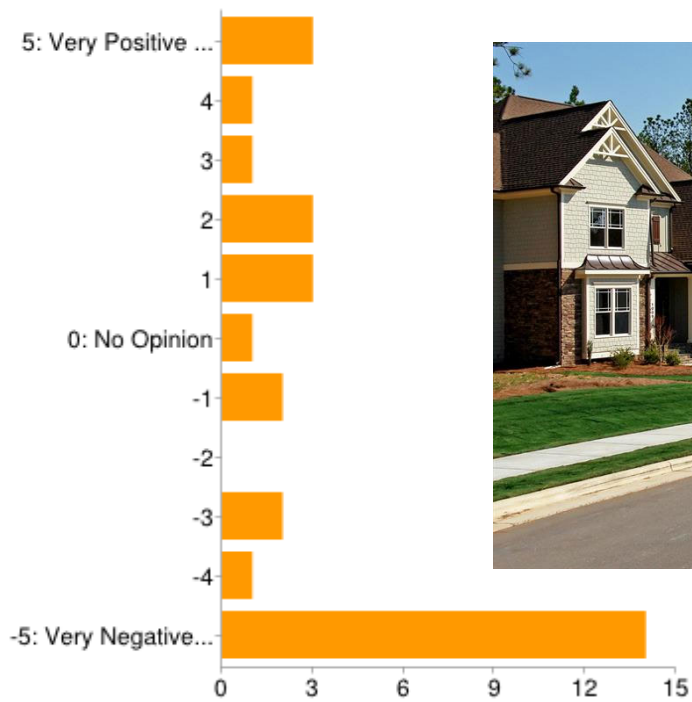


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 0 | 0% |
| 3 | 0 | 0% |
| 2 | 2 | 6% |
| 1 | 1 | 3% |
| 0: No Opinion | 2 | 6% |
| -1 | 1 | 3% |
| -2 | 5 | 16% |
| -3 | 1 | 3% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 15 | 48% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 1 | 3% |
| 3 | 1 | 3% |
| 2 | 3 | 10% |
| 1 | 3 | 10% |
| 0: No Opinion | 1 | 3% |
| -1 | 2 | 6% |
| -2 | 0 | 0% |
| -3 | 2 | 6% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 14 | 45% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 4 | 13% |
| 4 | 2 | 6% |
| 3 | 0 | 0% |
| 2 | 2 | 6% |
| 1 | 3 | 10% |
| 0: No Opinion | 2 | 6% |
| -1 | 1 | 3% |
| -2 | 2 | 6% |
| -3 | 1 | 3% |
| -4 | 4 | 13% |
| -5: Very Negative Opinion | 10 | 32% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:



| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 5 | 16% |
| 4 | 0 | 0% |
| 3 | 2 | 6% |
| 2 | 1 | 3% |
| 1 | 5 | 16% |
| 0: No Opinion | 1 | 3% |
| -1 | 1 | 3% |
| -2 | 2 | 6% |
| -3 | 2 | 6% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 9 | 29% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

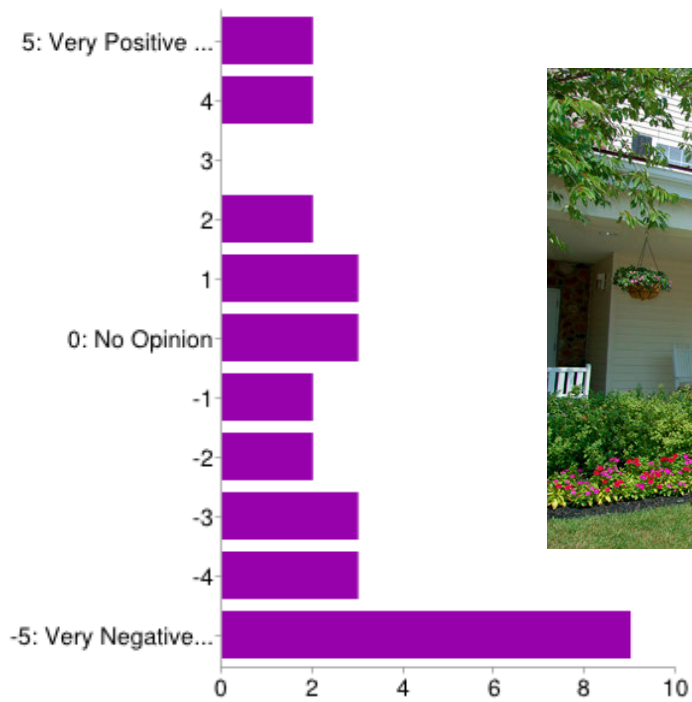


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 2 | 6% |
| 3 | 1 | 3% |
| 2 | 1 | 3% |
| 1 | 0 | 0% |
| 0: No Opinion | 2 | 6% |
| -1 | 3 | 10% |
| -2 | 4 | 13% |
| -3 | 2 | 6% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 11 | 35% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

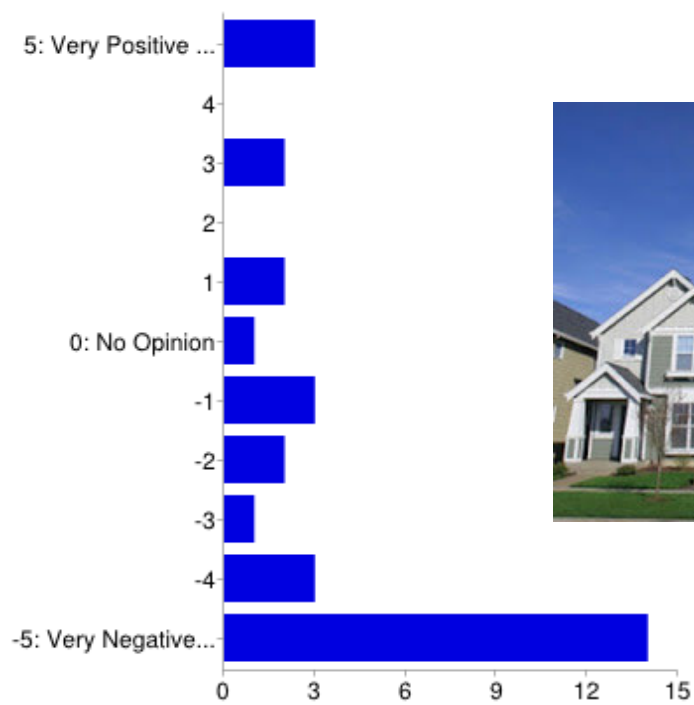


| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 2 | 6% |
| 3 | 0 | 0% |
| 2 | 2 | 6% |
| 1 | 3 | 10% |
| 0: No Opinion | 3 | 10% |
| -1 | 2 | 6% |
| -2 | 2 | 6% |
| -3 | 3 | 10% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 9 | 29% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 0 | 0% |
| 3 | 2 | 6% |
| 2 | 0 | 0% |
| 1 | 2 | 6% |
| 0: No Opinion | 1 | 3% |
| -1 | 3 | 10% |
| -2 | 2 | 6% |
| -3 | 1 | 3% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 14 | 45% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:

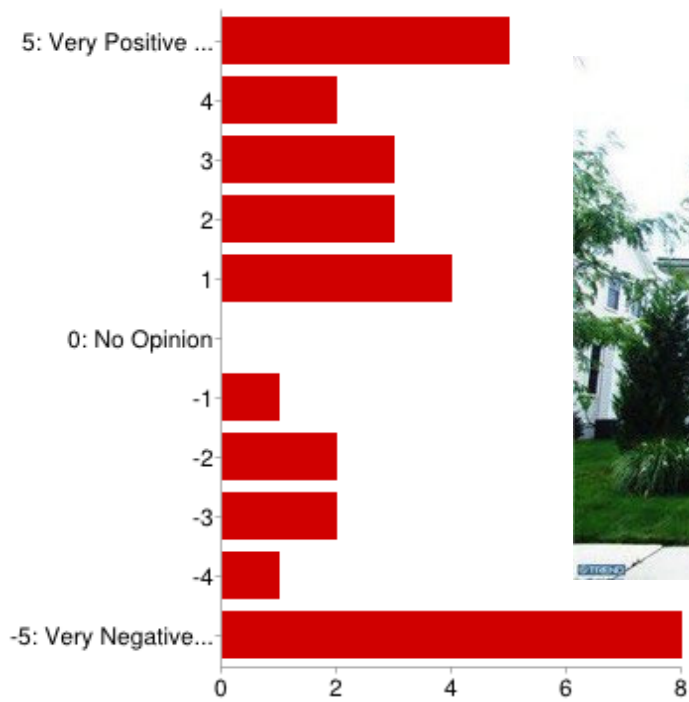


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 1 | 3% |
| 3 | 1 | 3% |
| 2 | 0 | 0% |
| 1 | 1 | 3% |
| 0: No Opinion | 1 | 3% |
| -1 | 1 | 3% |
| -2 | 4 | 13% |
| -3 | 2 | 6% |
| -4 | 2 | 6% |
| -5: Very Negative Opinion | 15 | 48% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:



| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 5 | 16% |
| 4 | 2 | 6% |
| 3 | 3 | 10% |
| 2 | 3 | 10% |
| 1 | 4 | 13% |
| 0: No Opinion | 0 | 0% |
| -1 | 1 | 3% |
| -2 | 2 | 6% |
| -3 | 2 | 6% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 8 | 26% |

Visual Preference Survey: Neighborhood Development Pattern

Residential Development

Rate the image above:



| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 0 | 0% |
| 3 | 2 | 6% |
| 2 | 2 | 6% |
| 1 | 2 | 6% |
| 0: No Opinion | 1 | 3% |
| -1 | 3 | 10% |
| -2 | 1 | 3% |
| -3 | 1 | 3% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 15 | 48% |

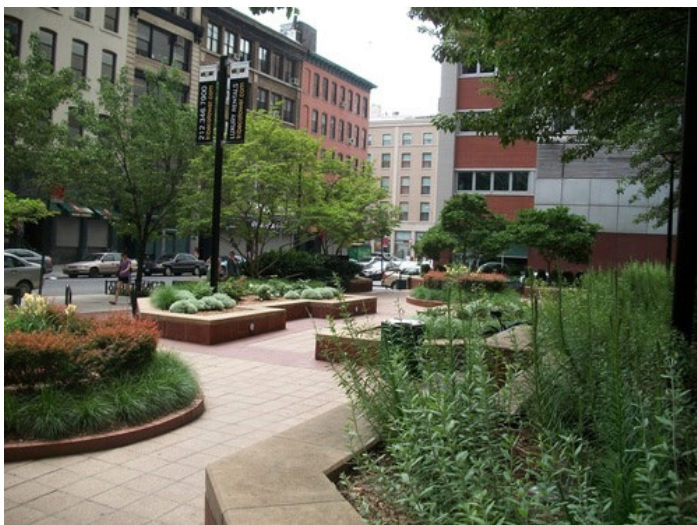
Open Space

Rate Images Quickly

Visual Preference Survey: Neighborhood Development Pattern

Open Space

Rate the image above:

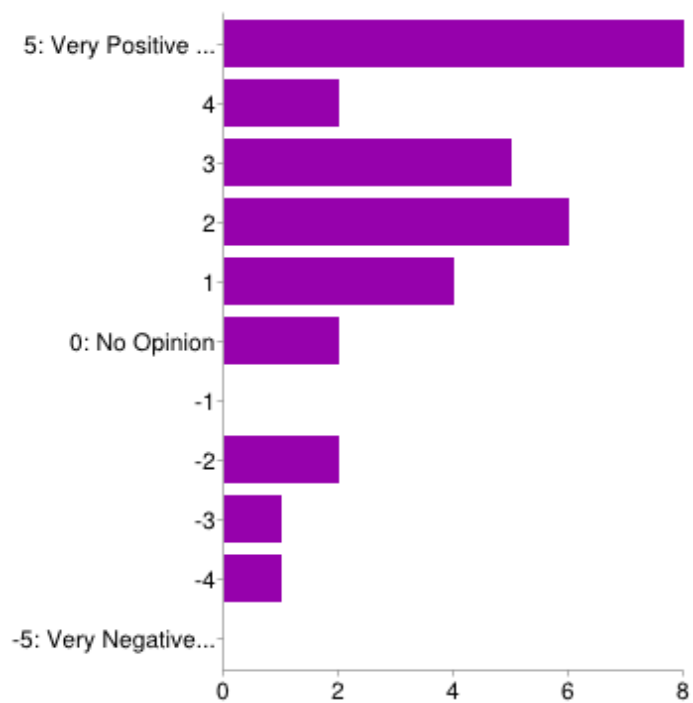


| | | |
|---------------------------|----|-----|
| 5: Very Positive Opinion | 3 | 10% |
| 4 | 2 | 6% |
| 3 | 3 | 10% |
| 2 | 1 | 3% |
| 1 | 1 | 3% |
| 0: No Opinion | 1 | 3% |
| -1 | 0 | 0% |
| -2 | 2 | 6% |
| -3 | 4 | 13% |
| -4 | 4 | 13% |
| -5: Very Negative Opinion | 10 | 32% |

Visual Preference Survey: Neighborhood Development Pattern

Open Space

Rate the image above:

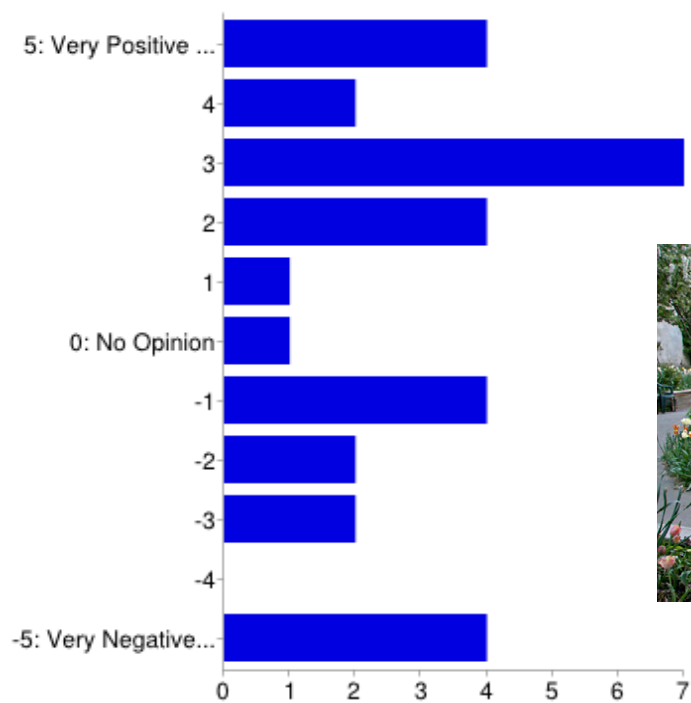


| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 8 | 26% |
| 4 | 2 | 6% |
| 3 | 5 | 16% |
| 2 | 6 | 19% |
| 1 | 4 | 13% |
| 0: No Opinion | 2 | 6% |
| -1 | 0 | 0% |
| -2 | 2 | 6% |
| -3 | 1 | 3% |
| -4 | 1 | 3% |
| -5: Very Negative Opinion | 0 | 0% |

Visual Preference Survey: Neighborhood Development Pattern

Open Space

Rate the image above:

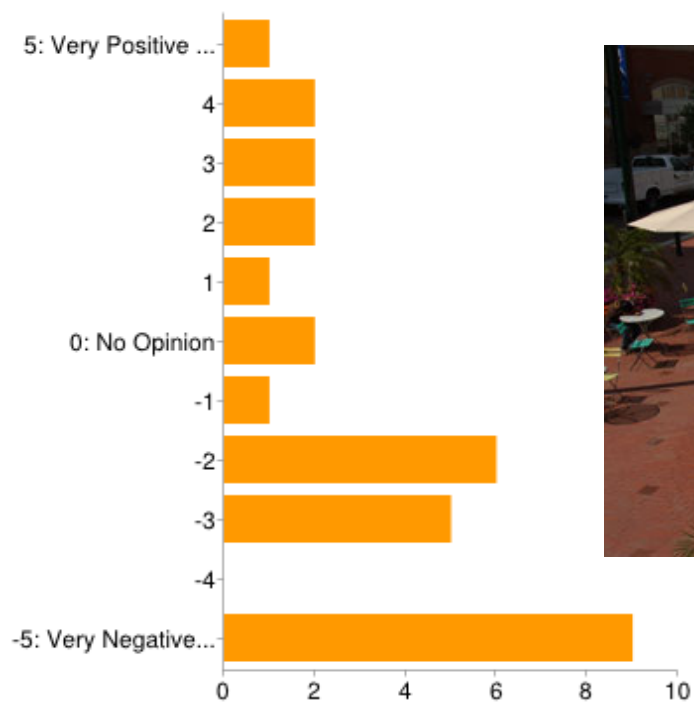


| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 4 | 13% |
| 4 | 2 | 6% |
| 3 | 7 | 23% |
| 2 | 4 | 13% |
| 1 | 1 | 3% |
| 0: No Opinion | 1 | 3% |
| -1 | 4 | 13% |
| -2 | 2 | 6% |
| -3 | 2 | 6% |
| -4 | 0 | 0% |
| -5: Very Negative Opinion | 4 | 13% |

Visual Preference Survey: Neighborhood Development Pattern

Open Space

Rate the image above:

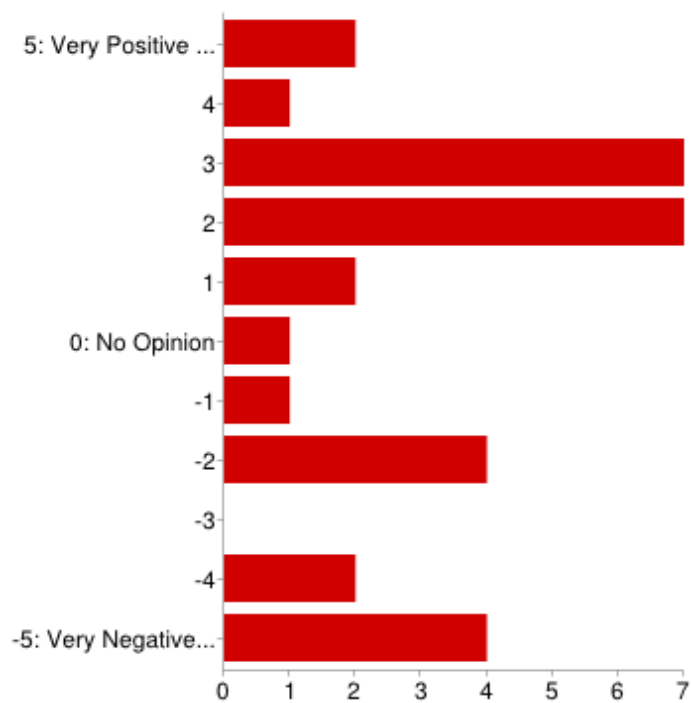


| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 1 | 3% |
| 4 | 2 | 6% |
| 3 | 2 | 6% |
| 2 | 2 | 6% |
| 1 | 1 | 3% |
| 0: No Opinion | 2 | 6% |
| -1 | 1 | 3% |
| -2 | 6 | 19% |
| -3 | 5 | 16% |
| -4 | 0 | 0% |
| -5: Very Negative Opinion | 9 | 29% |

Visual Preference Survey: Neighborhood Development Pattern

Open Space

Rate the image above:

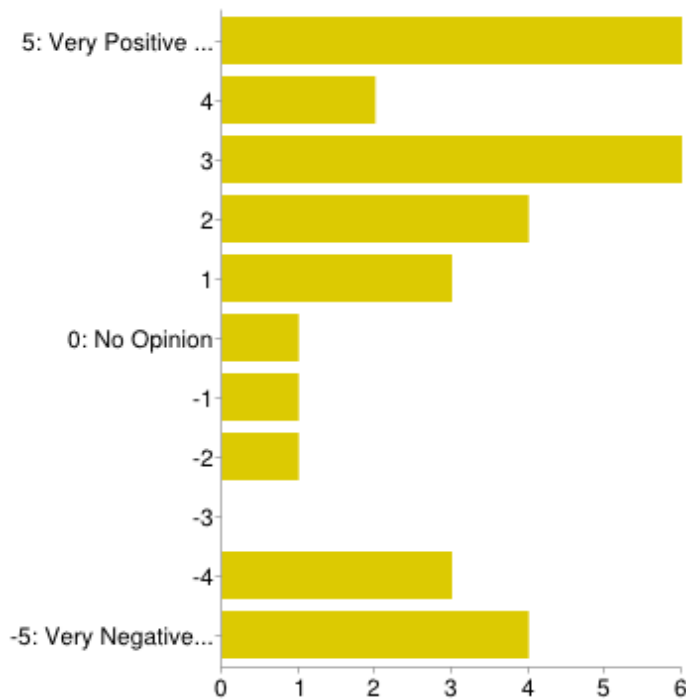


| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 2 | 6% |
| 4 | 1 | 3% |
| 3 | 7 | 23% |
| 2 | 7 | 23% |
| 1 | 2 | 6% |
| 0: No Opinion | 1 | 3% |
| -1 | 1 | 3% |
| -2 | 4 | 13% |
| -3 | 0 | 0% |
| -4 | 2 | 6% |
| -5: Very Negative Opinion | 4 | 13% |

Visual Preference Survey: Neighborhood Development Pattern

Open Space

Rate the image above:



| | | |
|---------------------------|---|-----|
| 5: Very Positive Opinion | 6 | 19% |
| 4 | 2 | 6% |
| 3 | 6 | 19% |
| 2 | 4 | 13% |
| 1 | 3 | 10% |
| 0: No Opinion | 1 | 3% |
| -1 | 1 | 3% |
| -2 | 1 | 3% |
| -3 | 0 | 0% |
| -4 | 3 | 10% |
| -5: Very Negative Opinion | 4 | 13% |

Neighborhood

Do you have a favorite "downtown" neighborhood that you like to visit in the area?

Flemington None comes to mind that I would like to see in Kingwood flemington Frenchtown
 flemington milford, nj Robbinsville, NJ. Garwood, NJ. These areas provide living, shopping, and dining
 along with basic businesses listed below. No Baptistown/Frenchtown, NJ Clinton is a nice
 "downtown" neighborhood that I visit - but I wouldn't like to live there! Stockton is nice. Easton PA
 Lambertville - but I don't want Kingwood to become that town. I certainly don't want it to become
 Sommerville NJ or Flemington. frenchtown, lambertville Old Boston lambertville No, I honestly
 avoid frenchtown and flemington as much as possible due to the congestion of those areas. When I get
 near kingwood I feel like I'm out of the rat race and I can breathe and relax. I do not want to live in a

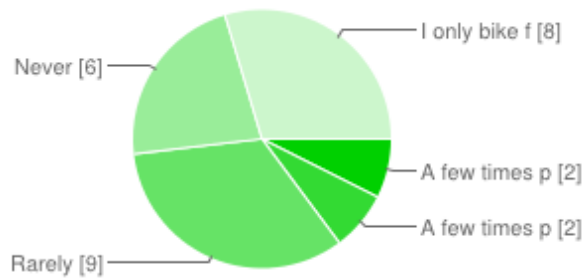
"downtown" area- if I did I would move to Delaware and travel extensively with all of the tax money I would save. People who live in Kingwood may like to "visit" downtown areas, just like they like to "visit" cities, but they live in Kingwood because they want to live in a rural area.

What - if any - types of neighborhood amenities (shops, parks, restaurants, etc) would you like to see Kingwood have more of in the future?

Other than perhaps a farmers market and support and rehabilitation of local businesses such as "The Shack" on rt 12....why do we need MORE ? a shopping area and park atmosphere together none. I would MUCH rather go else where for amenities. I live because of the lack of amintities. NONE!!! We have enough for our community. Health and Fitness, cafes, parks None- except parks are like the Horse Bend Rd park Shops None, I enjoy Kingwood as a natural, rural area without much, and if I need any neighborhood amenities, I head down to Frenchtown. Parks, shops, professional space, housing. No, not really. Kingwood is fine the way it is. Development will affect well water, will need to go to public sewers, alternative roads to Route 12 will be needed. It doesn't have the infrastructure to handle growth (electricity goes out on a sunny day). People came to Kingwood to be independent and self-sufficient. theater book stores restaurants nothing None of it! This is a stupid idea! bait and tackle shop more parks and fishing areas such as farm ponds or ponds that are located in parks that are limited to kingwood residents\ use similar to that seen in Franklin township on Pittstown road. Please no bike paths. These really end up serving bike enthusiasts from outside of the area and result with congestion where the bike riders want to be a car or a bike whatever is convenient for them. Also they leave their water bottles and cigarette butts and matches all over. If you want any bike trails they should be located totally within a park and really meant for children not adults. grocery (Costco or wegmans) parks with forethought to all ages access, not just young children, but teens, adults & elderly as well. Park with adequate walking area, cleaners, restaurant and or casual dining for breakfast lunch and dinner, upscale coffee shop, additional recreation area for children and adults, medical offices. Restaurants and bars More stores and restaurants so we don't have to travel so far to get what you need. None I moved here for the open space, lack of sidewalks, ruralness. If I wanted a town i would have moved else. I don't think people live here to change it. If you want city life, move. Parks and restaurants. I don't think kingwood needs any changes when it comes to businesses. It's nice to have that local pizza and convenient store without any completions with the new businesses. Why risk losing the businesses that have provided for kingwood for years and years?!? Don't need parks... need more shop and restaurant options so we don't have to travel. I am not hungry for more shops, restaurants, etc. I am willing to drive to more densely populated areas when I need items or experiences. I live in Kingwood because it isn't typical New Jersey. Who would want another Hillsborough - only greedy developers. I don't want to lose the feel of this quiet community. If Kingwood becomes like so much like other NJ communities in Somerset, Mercer counties and their ilk, I would sell my property and leave the state.

Transportation and Mobility

How frequently do you bike to nearby destinations, as a mode of travel?

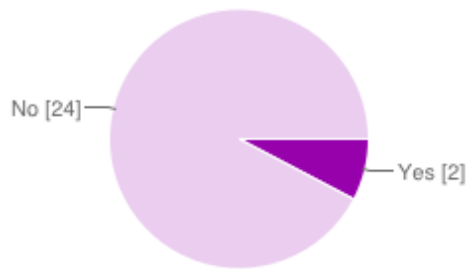


| | | |
|------------------------------------|---|-----|
| A few times per week | 2 | 7% |
| A few times per month | 2 | 7% |
| Rarely | 9 | 33% |
| Never | 6 | 22% |
| I only bike for fitness/recreation | 8 | 30% |

What would make you more likely to bike to nearby destinations? Where would you like to bike to?

bike paths Biking on country roads is dangerous. Biking in a planned community is ideal. Our roads, especially Route 12, are not ideal for bike riding. I bike for recreation, not to go shopping or to a restaurant. Bicycle lanes on the roads A pavillion in a park, without much development, only some tables and chairs. No one rides on route 12 now because of all the traffic and if there's more businesses there will be congestion which will really turn people away to ride bikes. I live in hilly part of Kingwood. When I bike, I drive to the biking areas along the Delaware. Frenchtown Safe and wide access along the route. A place that is easy and safe to get to. The park or a small store No opinion. A working bike :-) a separate trail than riding on the road with car fumes and hazards associated with car traffic. a place to park & lock my bike when I arrive (lockers?) a park or activity destination A bike lane along 519 would be helpful. It can be scary riding a bike on that road. bike trails in natural paces. Man doesn't need to mess with natural perfection. Nothing / Do not like to bike and bikers on the roadway are a nuisance to drivers Disability will not allow me to bike any longer. Parks, nature areas. Hangout places. Nothing. The roads are too narrow to comfortably bike for all but the dedicated biker. I work in Flemington and I do not see many people biking to destinations- only those that do not have cars. I do not want to spend many for bike lanes that no one uses, as was done in Flemington. Most of the the bikers in Hunterdon are those obnoxious people that travel in spandex clad gangs. They do not want bike lanes, they prefer to ride three abreast and take up the whole road. undeveloped areas

Do you participate in a carpool or vanpool program?



| | | |
|-----|----|-----|
| Yes | 2 | 8% |
| No | 24 | 92% |

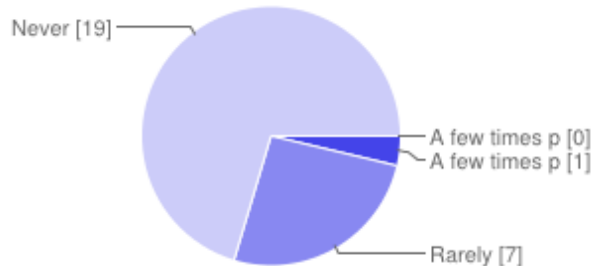
If you participate in a carpool or vanpool program, please describe.

N/A For sports games/practices Taxi brings and returns my employees six days a week.

What would make you more likely to participate in a carpool or vanpool program?

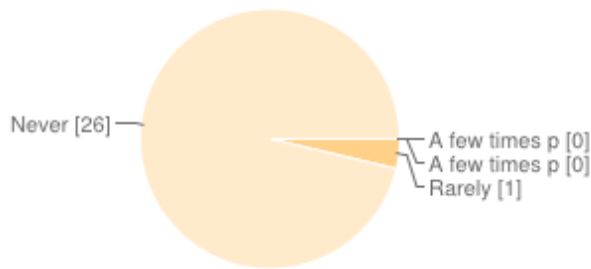
is I had a need Factors beyond the control of a carpool provider such as a more predictable work schedule on my part Nothing retired Nothing, unless they would offer free food and wifi. need, I am retired Don't need to carpool - we work locally (under a 15 mile commute) No Nothing, work hours tend to vary Regular mass transit on the entire length of RT. 12. I'd need a different job with regular hours. high fuel prices Availability nothing- I do not commute far and I run errands before and after work.

How frequently do you use Trans Bridge bus service?



| | | |
|-----------------------|----|-----|
| A few times per week | 0 | 0% |
| A few times per month | 1 | 4% |
| Rarely | 7 | 26% |
| Never | 19 | 70% |

How frequently do you use Hunterdon County LINK shuttle service?



| | | |
|-----------------------|----|-----|
| A few times per week | 0 | 0% |
| A few times per month | 0 | 0% |
| Rarely | 1 | 4% |
| Never | 26 | 96% |

What would make you more likely to use Trans Bridge or county LINK services?

Nothing Provide well lighted and better promoted (signage) designated areas of pickup and define routes. Nothing Nothing. I unable to drive if they had regular schedules that went to local places, not just Flemington or NYC Neither service is good for running multiple errands. Trans Bridge is OK for going to NYC, but you still have to drive and be able to park(therefore in Flemington) in order to use it. Link would be OK if desperation struck and there was no other way to get to a doctor or stores in a tight cluster. Direct route rapid transit at regular intervals. I don't have any information about these and I never took the time to research it. Trans Bridge 1. Service to more destinations. 2. Adequate parking - I regularly go to NYC from Clinton. Each time I dread that I will not find a parking spot. On multiple occasions I have parked at the Clinton A&P and walked to the Bus stop. As you should be aware, there are no sidewalks in this scenario. One can walk on the road's shoulder or in the muddy grass. I was greatly disturbed by the NIMBY response to the proposal to have a parking garage in Annandale. I would be willing to use the train and bus more often, but there must be supporting infrastructure. Public transportation isn't available for me to take me to the places I need to go such as work. nothing- if I am going to N.Y.C. i prefer the train. inability to drive TransBridge If I had to work in NYC, or if they provided efficient service to where I work. Service into NYC on TransBridge is generally comfortable but expensive. Parking is a problem. Other than an occasional trip into NY, I would not use Trans Bridge or the county LINK services.

Final thoughts?

Please provide any additional thoughts you may have about the future of development in Kingwood Township...

This whole scenic corridor idea is non-sense. Who cares if it's open or not as you drive along. You are suppose to have your eyes on the road and not be looking at some open field... seriously! My taxes should not be spent on preserving a "view". Stop trying to legislate people's property values away from them to the point they are worthless and then you "come to the rescue" with some low-ball offer of pennies on the dollar since they have no other development options left. It's just a backhanded way of

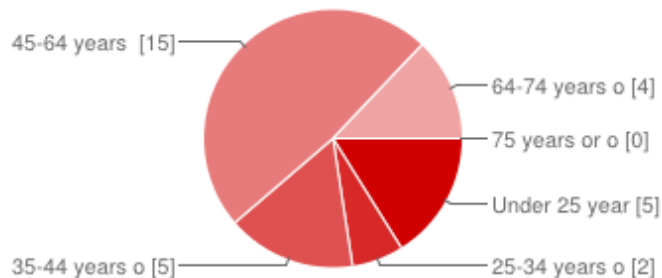
stealing hard earned land value away from people without formally using eminent domain. How about more places for Kingwood residents to fish? Kingwood is unique because it is not built up like most of NJ- the more it gets built up and the farmland disappears, the more it becomes just like any other place, and its uniqueness will be gone. Please do all you can to preserve the rural character. I moved here because I love the ruralness of the area. I am VERY glad there are no supermarkets, dr offices, and the like, that make up a town/city. I'm proud that Kingwood does not have a town center or even a main street. I would definitely move if Kingwood began developing. Need to import more service providers in the area for utilities such as cable, phone, internet and natural gas. This would help the local economy greatly as opposed to the monopolies that the limited service providers have. Development of our neighborhood should not be a process of "adding more" but rather defining and refining what we love about Kingwood and doing what can we do to preserve and enhance what makes it special. Sometimes this means adding, but it can also mean removing that which detracts. Let land owners get the most they can for their land by selling/developing what gives the most return to them. Many elderly land owners only have their land as their retirement unlike those with a 401k. Trying to make development more restrictive or changing to scenic zoning makes no sense other than to hurt these people and punish them for not selling sooner before you started making all these changes. If you want to preserve land so bad, then step up and pay these people the top dollar they deserve on the original potential of the land when they bought it... not on what it is worth now when you have legislated all their value away. This underhanded method amounts to stealing and makes me ashamed to live here. I am truly concerned about the use of package plants for development. No matter how well intentioned to keep the users responsible for upkeep and repairs, I do not see how the Township could keep itself uninvolved if there were a massive failure that the users could not manage. All tax payers would end up supporting it, and another level of government (sewage authority) would arrive. Also, while TDR has many advantages, it does make it cheaper for developers to develop, thereby making Kingwood more attractive for developers. This may well accelerate development in Kingwood, rather than having it arrive more naturally. More housing = more kids in school. More businesses = greater affordable housing requirement. What looks good on paper may cost us more in the long run. People cost money. I believe Kingwood should be developed as little as possible, and that we should preserve farmland and nature, because in a few decades there will be next to no preserved land left, and it'll be a bunch of buildings and factories. Plus, it takes out the whole country vibe, and we'd be living like the rest of New Jersey: Stereotypes with Boston accents. Please prevent our community from becoming another suburb with the sprawl and congestion. Please require visible homes and businesses to be built and maintained in a manner that makes people want to live here / visit here.

Kingwood is darn near perfect in my opinion, and the best people live here too. I am not looking forward to more development in Kingwood. Parts of the Route 12 Corridor are already ugly. I would be more sympathetic to future development, if greater beautification was achieved in existing areas of industrial and commercial endeavor. I am concerned that greater housing density will only increase demands for more schools and increase taxes for existing homeowners. I really do not want Kingwood to become a mirror image of "typical" New Jersey communities. Install town sewer system or connect to Flemington Find out what other townships have done wrong - namely, Hillsborough, Edison, Piscataway, AND our own local eyesore - Raritan Township. It would be a shame if Kingwood's future was ruined by turning into them. It is a unique township, blessed with what was given to it in the beginning of time. When I came here, I refused to build - I took an existing home, despite all its faults, rather than "disturb the dirt", as I called it. When people come to visit, they can't believe "This is New Jersey?!!!!", they say. Don't destroy Kingwood. It doesn't need further development. It needs preservation. I believe Kingwood does not need to be developed. It is perfect the way it is. We don't need or want more shops,

offices, multi family dwellings, sidewalks. We don't need a Main St, or town center, we have Flemington and Frenchtown for that. As much as possible it would be great to keep Kingwood the same - except without the visable warehouse facilities That any development needs to be carefully considered as to not disrupt the main reason many of us live in the Township; tranquility. This one simply word seems to be lost in the ever changing landscape, but is the main reason it is so nice to return home every evening. The thought of building and the expense to keep the peace needs to be of the utmost priority in any development project. Developing along route 12 is the dumbest idea I ever heard. Keep kingwood the way it is. There's too much already! I think kingwood is making a big mistake by even thinking about developing in this area! We all love kingwood the way it is. If you want businesses move! Don't bring kingwood down by developing!! Commercial & Industrial on Route 12 corridor and carefully planned residential developments in the Township. In Baptistown could do some apartment/condo type buildings. Centrial Baptistown area as community hub. Kingwood in general needs a thorough cleanup of properties. Zoning also needs to be enforced to preserve and justify high tax rates especially for homeowners. I am really disappointed in all past and current administrations on this matter. Overall I think most residents enjoy the open spaces and farmland present in Kingwood and I do not see the need to increase either more residential or business areas than are already present. Any grants to increase the landscaping and beauty of the existing conditions would be great. Also sign restrictions on type and size to hopefully result with clean and well kept attractive signs that are not overpowering or gaudy. Id like to keep it as rural as possible. But I we ould like to see bicycle lanes on the roads This is a stupid idea and I AM NOT FOR IT! I hate development and all I see is it causing lots of problems. I like not have lots of traffic. Developing along route 12 will ruin the everything about living here! I will not be responsible for any disturbances!! NOT A GOOD IDEA

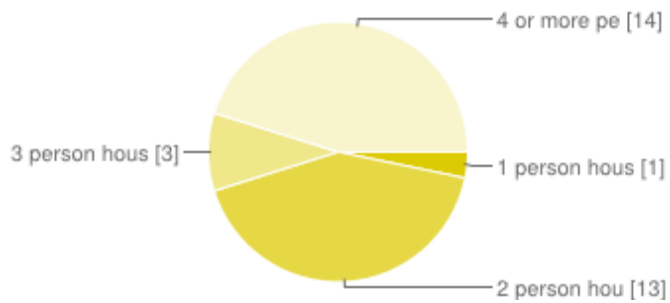
Please help us out by telling us a little about yourself.

Which group best describes you?



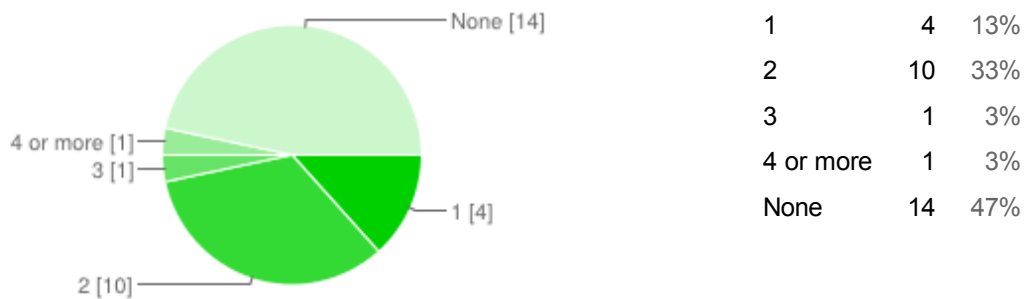
| | | |
|--------------------|----|-----|
| Under 25 years old | 5 | 16% |
| 25-34 years old | 2 | 6% |
| 35-44 years old | 5 | 16% |
| 45-64 years old | 15 | 48% |
| 64-74 years old | 4 | 13% |
| 75 years or older | 0 | 0% |

What is your household size?

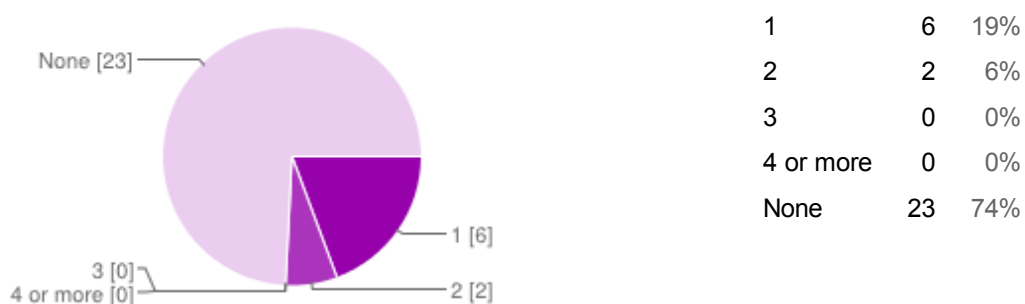


| | | |
|----------------------------|----|-----|
| 1 person household | 1 | 3% |
| 2 person household | 13 | 42% |
| 3 person household | 3 | 10% |
| 4 or more person household | 14 | 45% |

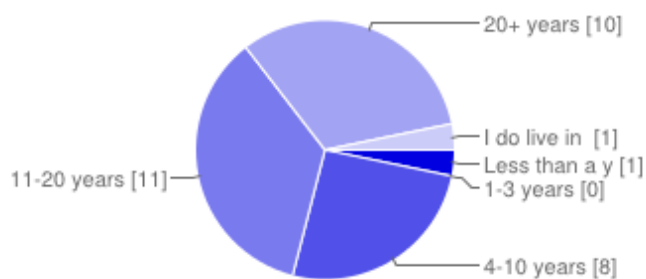
How many persons in your household are under the age of 18?



How many persons in your household are over the age of 65?

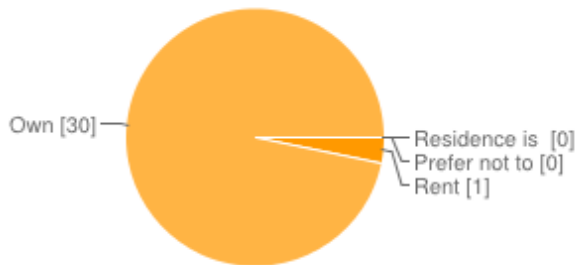


How long have you lived in your neighborhood in Northern New Jersey?



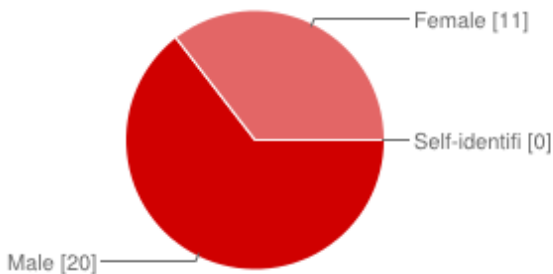
| | | |
|----------------------------------|----|-----|
| Less than a year | 1 | 3% |
| 1-3 years | 0 | 0% |
| 4-10 years | 8 | 26% |
| 11-20 years | 11 | 35% |
| 20+ years | 10 | 32% |
| I do live in Northern New Jersey | 1 | 3% |

Do you rent or own your home?



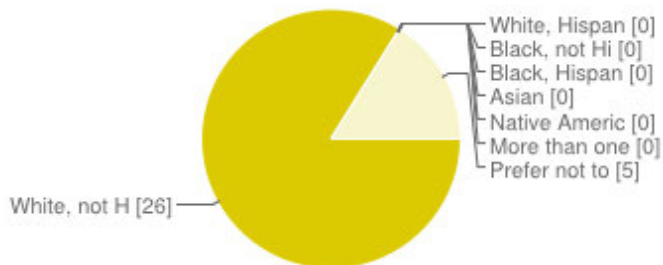
| | | |
|---------------------------------|----|-----|
| Rent | 1 | 3% |
| Own | 30 | 97% |
| Residence is provided by others | 0 | 0% |
| Prefer not to answer | 0 | 0% |

Are you...?



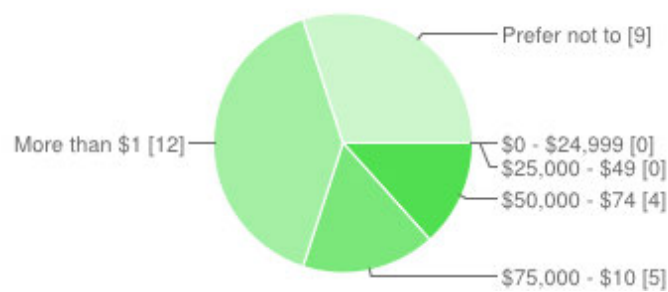
| | | |
|-----------------------|----|-----|
| Male | 20 | 65% |
| Female | 11 | 35% |
| Self-identified other | 0 | 0% |

What race or ethnicity best describes you?



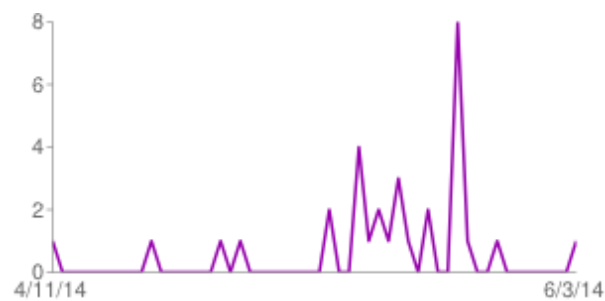
| | | |
|----------------------|----|-----|
| White, not Hispanic | 26 | 84% |
| White, Hispanic | 0 | 0% |
| Black, not Hispanic | 0 | 0% |
| Black, Hispanic | 0 | 0% |
| Asian | 0 | 0% |
| Native American | 0 | 0% |
| More than one race | 0 | 0% |
| Prefer not to answer | 5 | 16% |

What is your household income?



| | | |
|----------------------|----|-----|
| \$0 - \$24,999 | 0 | 0% |
| \$25,000 - \$49,999 | 0 | 0% |
| \$50,000 - \$74,999 | 4 | 13% |
| \$75,000 - \$100,000 | 5 | 17% |
| More than \$100,000 | 12 | 40% |
| Prefer not to answer | 9 | 30% |

Number of daily responses



88 responses

[View all responses](#) [Publish analytics](#)

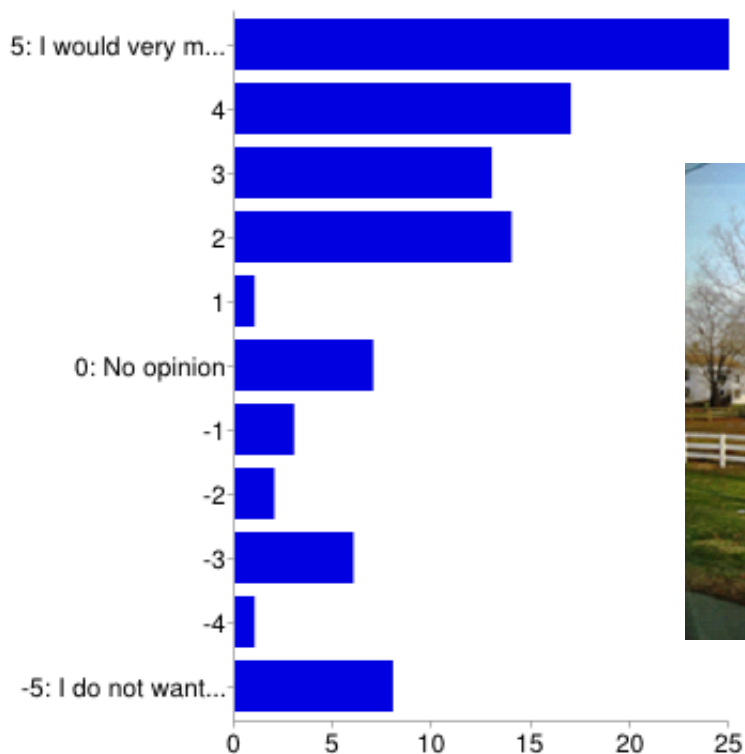
Summary

What kind of place would you like to LIVE in after you graduate high school or college?

What kind of place would you like to LIVE in after you graduate high school or college?

[Image]

Rate your preference for living in a place like the one shown above.

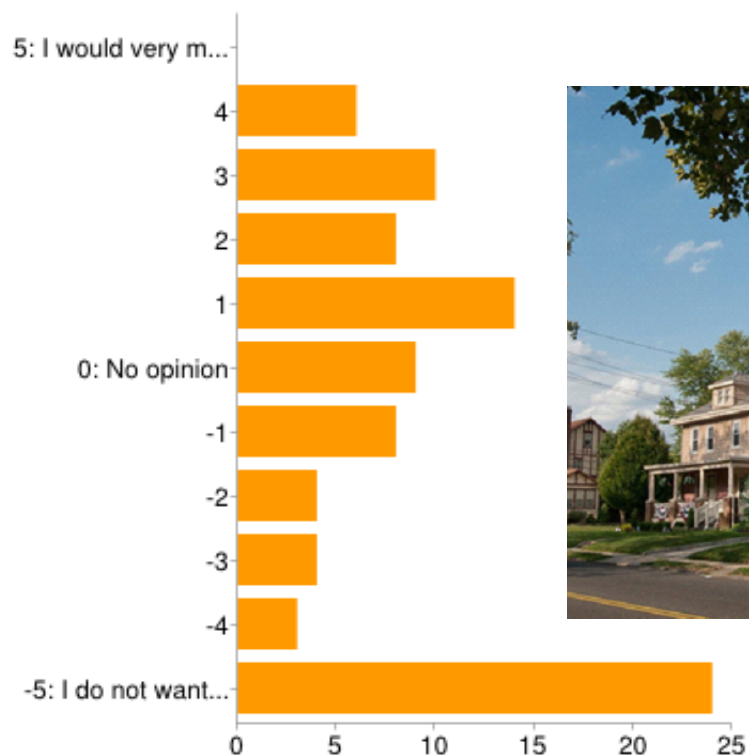


| | | |
|---|----|-----|
| 5: I would very much like to live in a place like this. | 25 | 26% |
| 4 | 17 | 18% |
| 3 | 13 | 13% |
| 2 | 14 | 14% |
| 1 | 1 | 1% |
| 0: No opinion | 7 | 7% |
| -1 | 3 | 3% |
| -2 | 2 | 2% |
| -3 | 6 | 6% |
| -4 | 1 | 1% |
| -5: I do not want to live in a place like this. | 8 | 8% |

What kind of place would you like to LIVE in after you graduate high school or college?

[Image]

Rate your preference for living in a place like the one shown above.

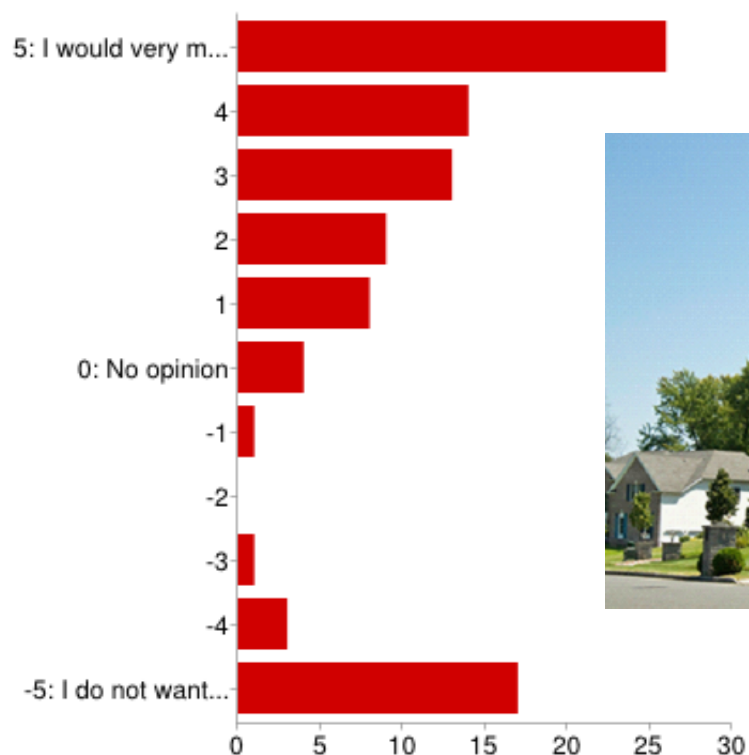


| | | |
|---|----|-----|
| 5: I would very much like to live in a place like this. | 0 | 0% |
| 4 | 6 | 7% |
| 3 | 10 | 11% |
| 2 | 8 | 9% |
| 1 | 14 | 16% |
| 0: No opinion | 9 | 10% |
| -1 | 8 | 9% |
| -2 | 4 | 4% |
| -3 | 4 | 4% |
| -4 | 3 | 3% |
| -5: I do not want to live in a place like this. | 24 | 27% |

What kind of place would you like to LIVE in after you graduate high school or college?

[Image]

Rate your preference for living in a place like the one shown above.



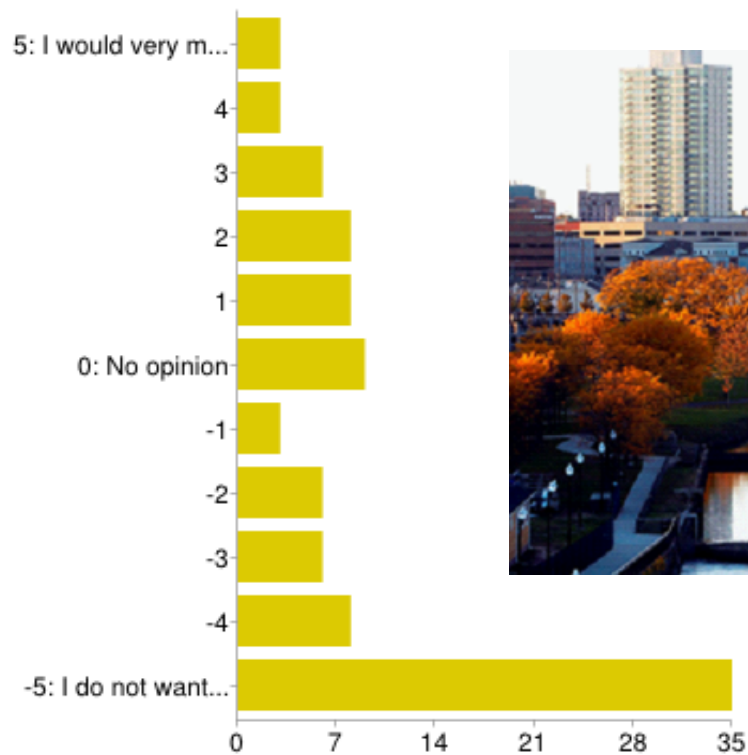
5: I would very much like to live in a place like this. 26 27%

| | | |
|---|----|-----|
| 4 | 14 | 15% |
| 3 | 13 | 14% |
| 2 | 9 | 9% |
| 1 | 8 | 8% |
| 0: No opinion | 4 | 4% |
| -1 | 1 | 1% |
| -2 | 0 | 0% |
| -3 | 1 | 1% |
| -4 | 3 | 3% |
| -5: I do not want to live in a place like this. | 17 | 18% |

What kind of place would you like to LIVE in after you graduate high school or college?

[Image]

Rate your preference for living in a place like the one shown above.



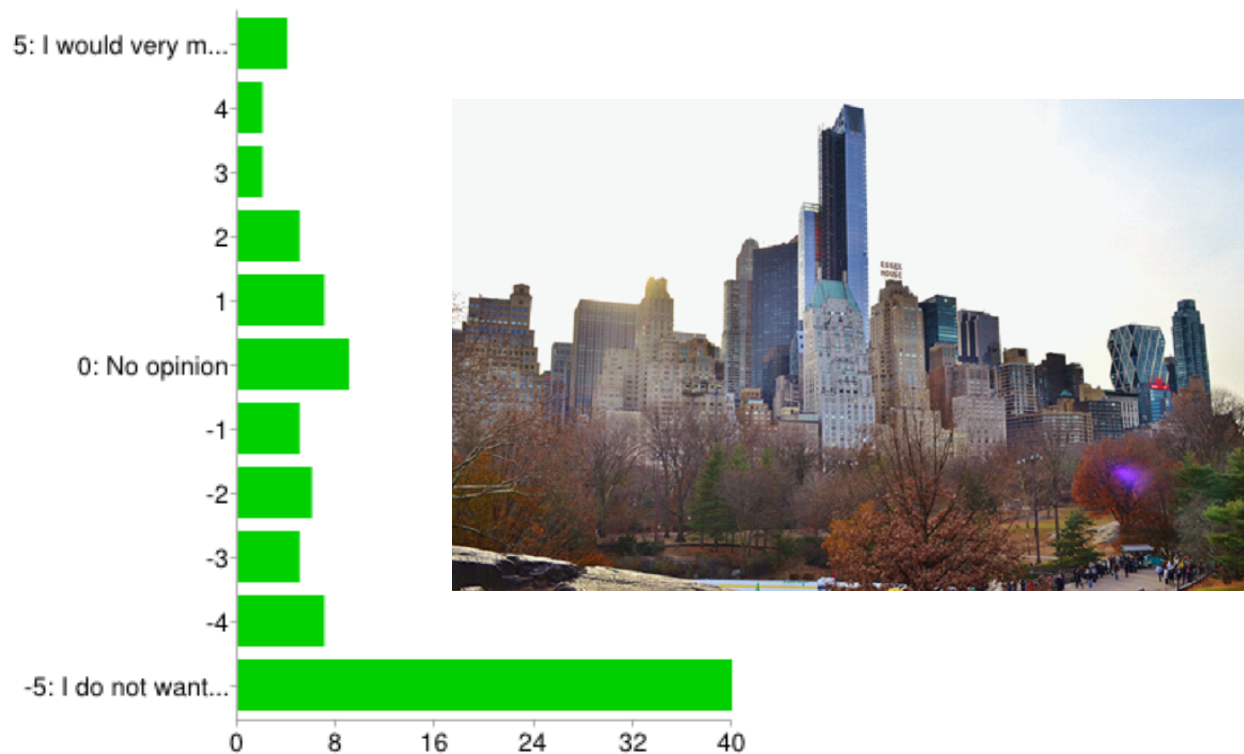
5: I would very much like to live in a place like this. 3 3%

| | | |
|---|----|-----|
| 4 | 3 | 3% |
| 3 | 6 | 6% |
| 2 | 8 | 8% |
| 1 | 8 | 8% |
| 0: No opinion | 9 | 9% |
| -1 | 3 | 3% |
| -2 | 6 | 6% |
| -3 | 6 | 6% |
| -4 | 8 | 8% |
| -5: I do not want to live in a place like this. | 35 | 37% |

What kind of place would you like to LIVE in after you graduate high school or college?

[Image]

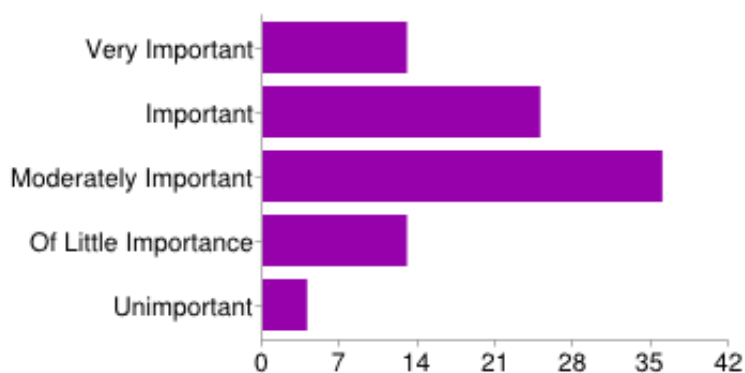
Rate your preference for living in a place like the one shown above.



| | | |
|---|----|-----|
| 4 | 2 | 2% |
| 3 | 2 | 2% |
| 2 | 5 | 5% |
| 1 | 7 | 8% |
| 0: No opinion | 9 | 10% |
| -1 | 5 | 5% |
| -2 | 6 | 7% |
| -3 | 5 | 5% |
| -4 | 7 | 8% |
| -5: I do not want to live in a place like this. | 40 | 43% |

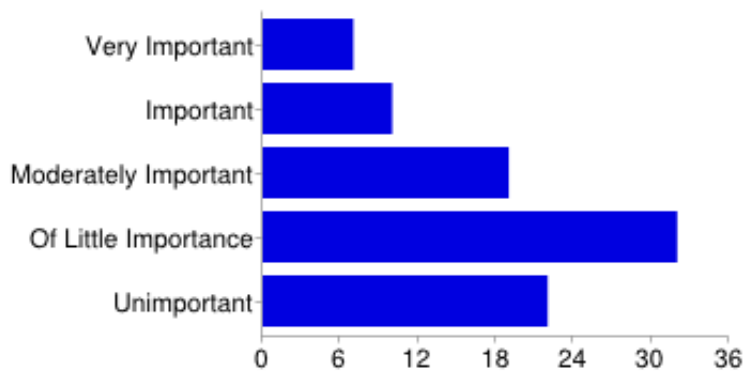
What features do you want to have in the place where you LIVE?

Restaurants



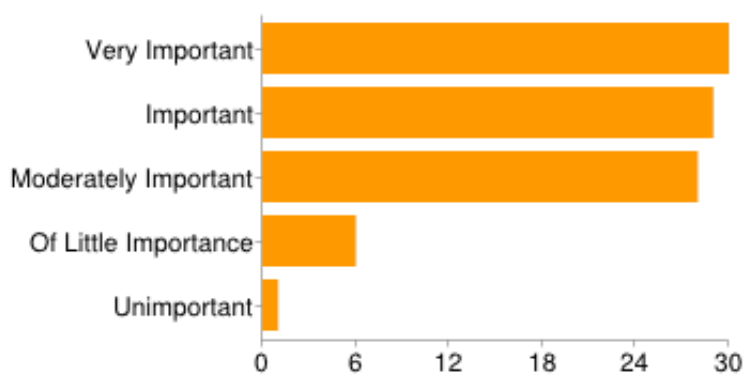
| | | |
|----------------------|----|-----|
| Very Important | 13 | 14% |
| Important | 25 | 27% |
| Moderately Important | 36 | 40% |
| Of Little Importance | 13 | 14% |
| Unimportant | 4 | 4% |

Casual dining and fast food places



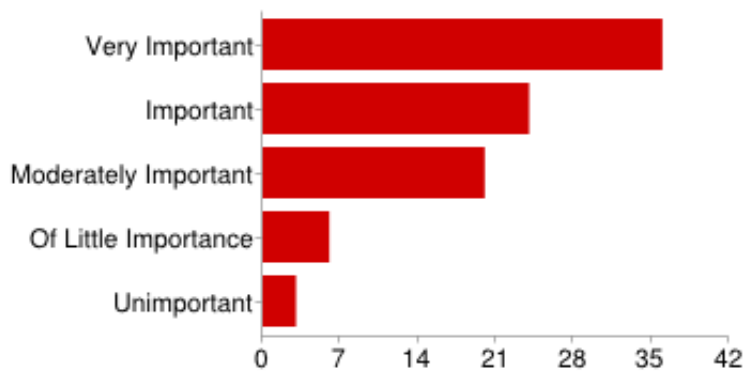
| | | |
|----------------------|----|-----|
| Very Important | 7 | 8% |
| Important | 10 | 11% |
| Moderately Important | 19 | 21% |
| Of Little Importance | 32 | 36% |
| Unimportant | 22 | 24% |

Passive recreation parks and public spaces



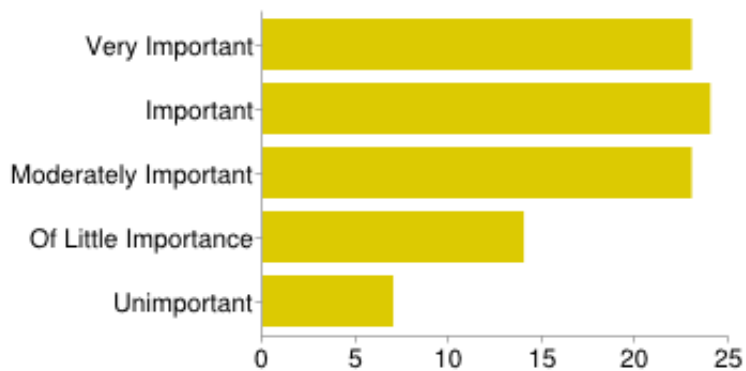
| | | |
|----------------------|----|-----|
| Very Important | 30 | 32% |
| Important | 29 | 31% |
| Moderately Important | 28 | 30% |
| Of Little Importance | 6 | 6% |
| Unimportant | 1 | 1% |

Active recreation parks



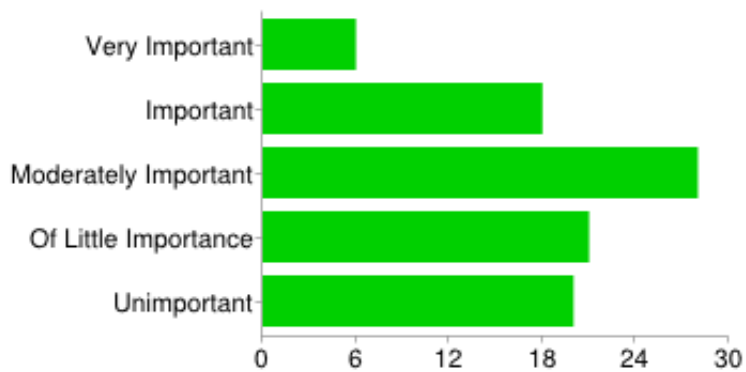
| | | |
|----------------------|----|-----|
| Very Important | 36 | 40% |
| Important | 24 | 27% |
| Moderately Important | 20 | 22% |
| Of Little Importance | 6 | 7% |
| Unimportant | 3 | 3% |

Entertainment opportunities



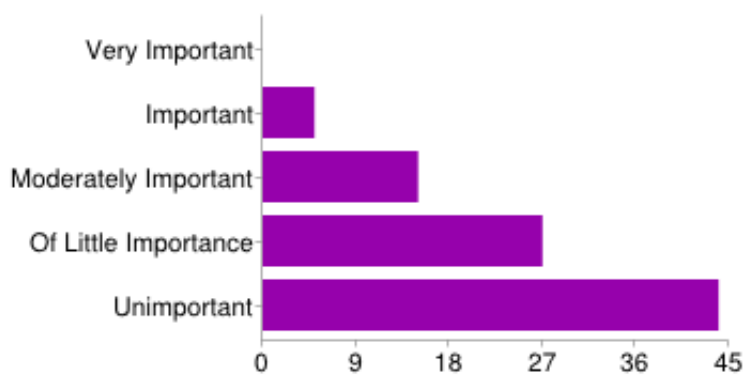
| | | |
|----------------------|----|-----|
| Very Important | 23 | 25% |
| Important | 24 | 26% |
| Moderately Important | 23 | 25% |
| Of Little Importance | 14 | 15% |
| Unimportant | 7 | 8% |

Bus access



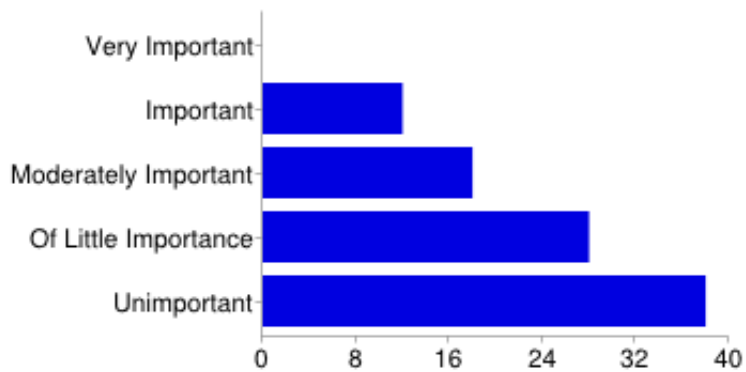
| | | |
|----------------------|----|-----|
| Very Important | 6 | 6% |
| Important | 18 | 19% |
| Moderately Important | 28 | 30% |
| Of Little Importance | 21 | 23% |
| Unimportant | 20 | 22% |

Train or subway access



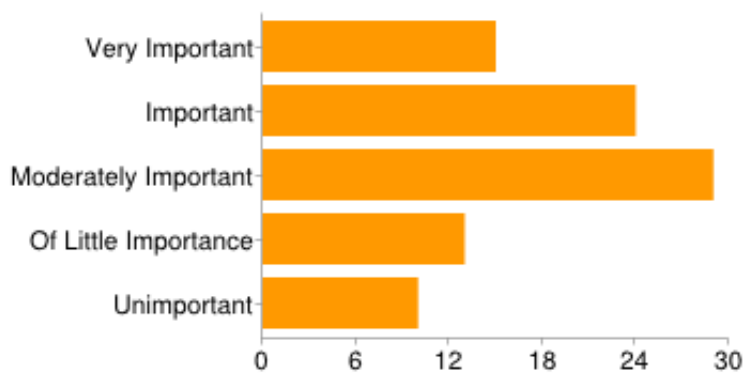
| | | |
|----------------------|----|-----|
| Very Important | 0 | 0% |
| Important | 5 | 5% |
| Moderately Important | 15 | 16% |
| Of Little Importance | 27 | 30% |
| Unimportant | 44 | 48% |

Taxis or car service



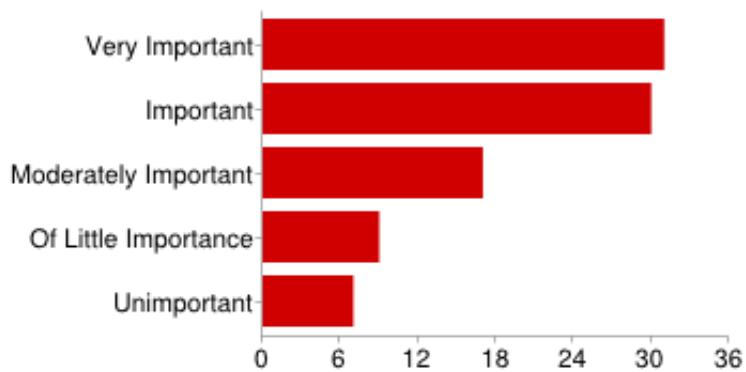
| | | |
|----------------------|----|-----|
| Very Important | 0 | 0% |
| Important | 12 | 13% |
| Moderately Important | 18 | 19% |
| Of Little Importance | 28 | 29% |
| Unimportant | 38 | 40% |

Parking availability



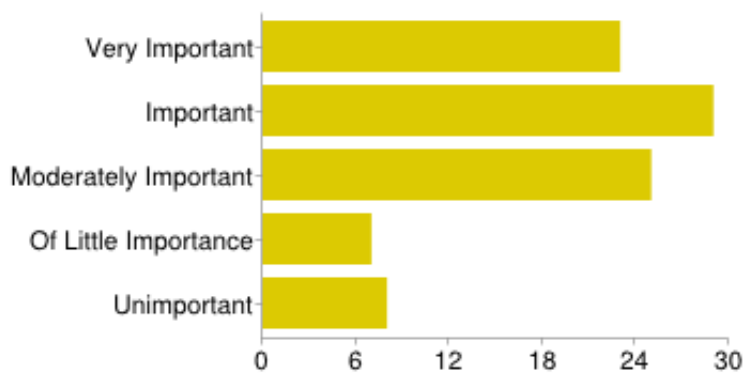
| | | |
|----------------------|----|-----|
| Very Important | 15 | 16% |
| Important | 24 | 26% |
| Moderately Important | 29 | 32% |
| Of Little Importance | 13 | 14% |
| Unimportant | 10 | 11% |

Places nearby to buy groceries



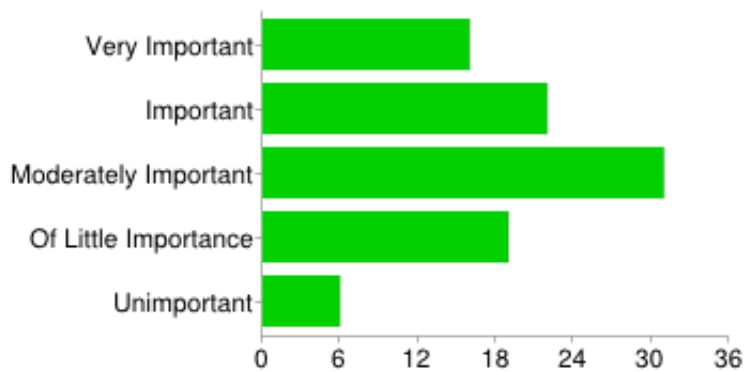
| | | |
|----------------------|----|-----|
| Very Important | 31 | 33% |
| Important | 30 | 32% |
| Moderately Important | 17 | 18% |
| Of Little Importance | 9 | 10% |
| Unimportant | 7 | 7% |

Places nearby to buy clothes and other retail goods



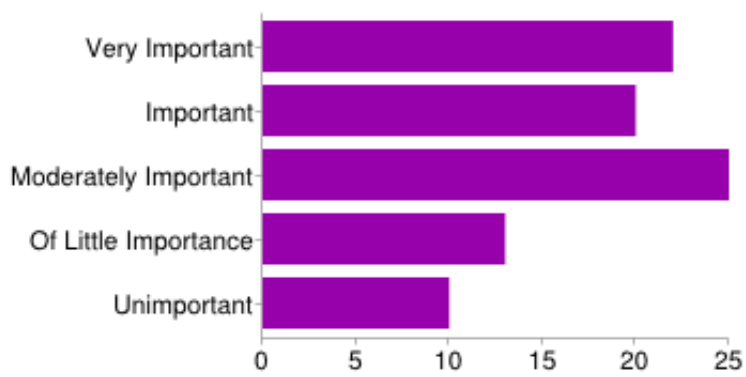
| | | |
|----------------------|----|-----|
| Very Important | 23 | 25% |
| Important | 29 | 32% |
| Moderately Important | 25 | 27% |
| Of Little Importance | 7 | 8% |
| Unimportant | 8 | 9% |

Amenities for biking



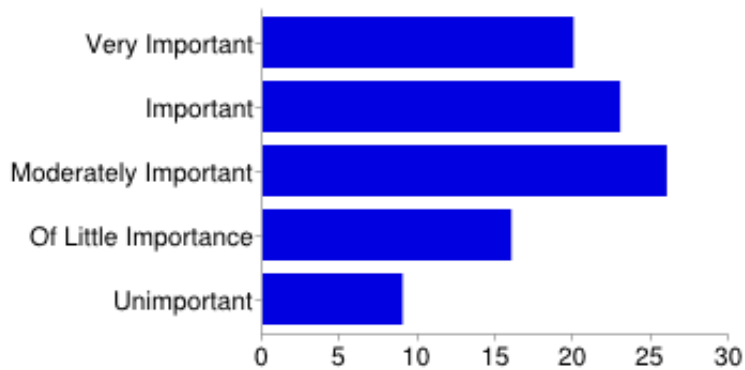
| | | |
|----------------------|----|-----|
| Very Important | 16 | 17% |
| Important | 22 | 23% |
| Moderately Important | 31 | 33% |
| Of Little Importance | 19 | 20% |
| Unimportant | 6 | 6% |

Gym or recreation center



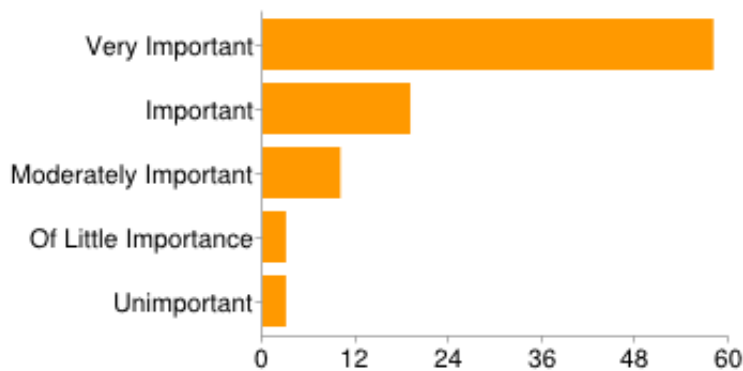
| | | |
|----------------------|----|-----|
| Very Important | 22 | 24% |
| Important | 20 | 22% |
| Moderately Important | 25 | 28% |
| Of Little Importance | 13 | 14% |
| Unimportant | 10 | 11% |

Childcare center



| | | |
|----------------------|----|-----|
| Very Important | 20 | 21% |
| Important | 23 | 24% |
| Moderately Important | 26 | 28% |
| Of Little Importance | 16 | 17% |
| Unimportant | 9 | 10% |

Medical services



| | | |
|----------------------|----|-----|
| Very Important | 58 | 62% |
| Important | 19 | 20% |
| Moderately Important | 10 | 11% |
| Of Little Importance | 3 | 3% |
| Unimportant | 3 | 3% |

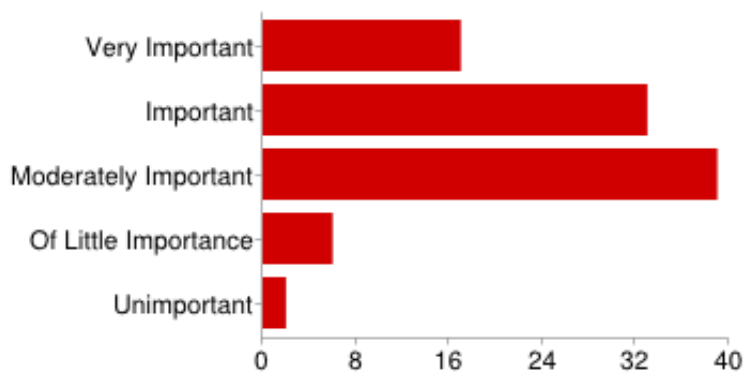
Are there any other features or amenities you would like to have in the place where you want to LIVE?

Skatepark, free pump track, Farms no MALL Lots of farms I really don't want to grow up in a place where it's crowded with stores everywhere. I would like to keep route twelve the way it is. Lots of land Farms Farmer's market or a trader joes A small place that is still rural but not a complete land of fields. Developments Skateboard park No No

Factories Please keep kingwood as it is. This is our slice of heaven on Earth. fishing
 Farms open to the public Lots of Rural places like fields Open spaces/fields Fishing
 ponds Open space Malls and places to go to so people aren't so bored Lots of houses
 near by Record Stores No factory's and a rural area but barely suburban more rural
 Shooting ranges and a cabelas Sporting good stores Skate park Mall, and movies
 Lots of land Hill areas and space between other houses Cops No shops across from
 houses! Military surplus and flee markests No go away open space Keep it the way it
 More open feilds/spaces Police stations Motocross track

Where do you want to LIVE and WORK?

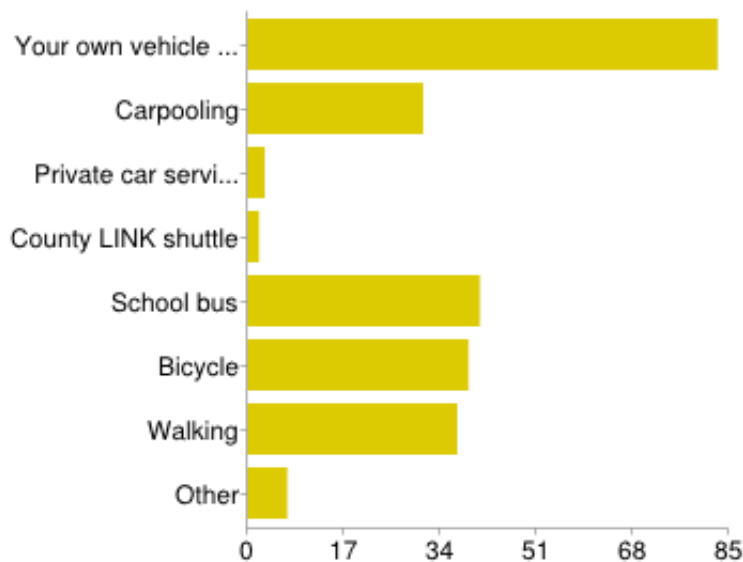
How important to you is it to live and work in the same community?



| | | |
|----------------------|----|-----|
| Very Important | 17 | 18% |
| Important | 33 | 34% |
| Moderately Important | 39 | 40% |
| Of Little Importance | 6 | 6% |
| Unimportant | 2 | 2% |

What modes of transportation do you currently use?

How do you get around Kingwood and nearby areas? Choose all that apply.



| | | |
|------------------------------------|----|-----|
| Your own vehicle or family vehicle | 83 | 34% |
| Carpooling | 31 | 13% |
| Private car service or taxi | 3 | 1% |
| County LINK shuttle | 2 | 1% |
| School bus | 41 | 17% |
| Bicycle | 39 | 16% |
| Walking | 37 | 15% |
| Other | 7 | 3% |

The Future of Kingwood

Describe your vision for the future of your town.

I like how it is It's good the way it is It stays small and quiet but we keep up with new technology. Build more and better improved houses and mor parks and recreation.s Open parks and free space. A suburban community with lots of shops and stuff for buying stuff. There is also parks and stuff I would like it to be a like a city but still have the country in it. Farmland My vision for the future of my town is probably something of a small city, with things of variety easily accessible. I think the town should stay rural. Keep it rural but add few features like a movie theatre or a recreation centre. There will be more places to live I would like to see some new stores but not all that opened covered. Maybe we could have a place to walk to. Maybe one nice restaurant or a small grocerie store but still would like some open space. Lots of things to do. Open fields, fresh grass, more farm land I would like a nice small town not to big. With nice people and great stores for food and shopping Lots of dog parks, play grounds near rivers, small shops, clothes, food, etc, and movie theater. There

are clean farms and no polluting factories or businesses. Fresh air and open space. Biking trails, walking trails, bigger and better parks(sports fields). I want our town to stay the same. I don't want it to be too city like baca use I like where we live. We need more farmland for animals though. I would like to live in a place where there are sporting good stores and another a lot of entertament places to occupie citziens A rural and peaceful community with some sporting good stores. That everyone will be friendly with one another. Also, great schoolings and sport activities. Everything pretty close together as well. Prices go down on gas and other high things. Open space, and not crowded. I would like to have a mall with many restraunts and stores inside. I would like to have that and ONLY that. I like the farm land and don't want it to be gone. I nice place with enough space to ride my dirtbike but not to far in the woods that it takes a long time to get places. It will stay the same. Very little change...simple. Maybe some big houses but not a lot. Cool modern houses. Flying cars

The same how it is now there is nothing wrong where we currently live right now I believe that we leave it alone. Farm like The most important thing about the future of this town for me is that I don't want it to turn into a city. I still want to be able to drive by farm land every so often. A small farm town with little through traffic. Country bumpkin town. More populated and developments. Nice homes and nice people Cleaner and easier to get around and fun Keep it the way it country most be country world I want it to stay the same. The same as it is now Lots of land and some food markets and farms Open space, big fields, and houses with big yards. Has spread out houses for kids to play not a very busy roads.Cops around for safety and athletic sports places for kids. I would like to have developments so I could visit friends and have nearby neighbors. Very rural and country. Small town with good hunting and fishing. Lots of fields,fishing ponds,and farming Country A rural area with enough buildings but not to much. A lot of fields Healthy and thriving. Honestly, I know and understand that people want Kingwood to stay as an agrarian community with wide open space and woods, but it needs to develope. If new houses aren't built and the town isn't made more appealing, then people won't move here with their families and businesses. The enrollment in our school will go down (like it already has), the school will get less funding, and with less funding, programs have to be cut, making the school look unappealing. A lower rated school is a deterrent for families to move in, thus progressing the cycle. Without people here, businesses won't move here because there isn't enough people to buy their products and use their services. There has to be business and development in Kingwood or else the community will fail. When I get older and if I have a family, I wouldn't move back here if no progress has been made. I have absolutely no desire to stay here because there is nothing here for me. No career options or affordable housing options, or entertainment. Don't get me wrong it was a nice place to grow up now, but it can't stay this way. Oh, a movie theater (just a small one, please), some more sidewalks and a bike rack at the school would be nice. I would love to ride my bike to school, but there is nowhere to put it. unchanged. I can go to surrounding towns for anything I want I would like it to remain unchanged, everything I need can be found in nearby towns. Please don't turn Kingwood into just another town. Keep it rural. I'm proud to say we don't even have a main st. The city, walking to near by places... Businesses, restaurants, parks, schools,

sports arenas/ fields/courts, food stores, clothing stores. To be close and I can just ride my bike to get food or something like that. Keep the way it is. Open space and farmland. Somewhat more developed For it to stay the same and remain very rural. A small population To stay the same The future of my town is to live in a house in kingwood with lots of land to ride dirtbikes and quads. Also, I want it to be rural not suburban or like a city. Lots of land Leave it. Beautiful with a calm environment with nice houses It's going to become a fantastic town that will grow to a small city, and hopefully not an actually city. There will be everything needed to survive. the same Kingwood I imagine farms everywhere and safe places for children and adults to ride bikes and walk along the street. There should be more parks where sports practices are held and with more playgrounds. A nice piece full town with farms people and animals roaming the streets A nice open area Stores Rural or suburban areas with many fields, farms, and houses. A little 4 floor farm house with lots if land I would like to live in a small modern town. Big houses . Good school, parks, fitness area, playgrounds, roller rink skatepark, hills for sledding, skiing, or snowboarding. Campsite. Just the way it is now. Big houses on hills and spaces between and nice cars. Not a lot of stores or houses I want my future town to be the same as it is know I see it same Farm houses will crops, living the farm life

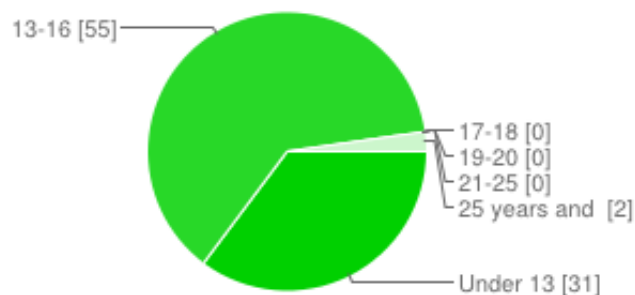
Describe your vision for the future of Route 12 in Kingwood.

It's good the way it is I believe that it stays empty that's why we have flemington right down the road. If anything they should put a farm there open to the public for example like farmers market. The same Open areas on either sides with some building on the side. Basically the same with some new houses. It still has all of the farmland and fields it always had. Little development. I could see more houses, but spaced out. With yards! At least 2 acres See itbthebsame Farmland More roads I'd like to keep it still fairly rural, since I like that, but a movie theater and a few shops would be really great, considering we have to drive a half an hour to reach any sort of movie theater and nice clothing stores. It would be filled with farms and houses I like how it is now. A lot of farmland and some houses. Few small businesses but not a lot that we become as busy as a city. I would like to keep open farm land. Same as is. Dog park, small shops, and small movie theater. I think route 12 should stay the same. Lots of building and more work businesses Pretty much how it is right now! Open land A safe place More developed but still very open. A real big town Maybe more shops and resteraunts My vision is some stores not a lot though definitely NO MALL. Or big store but I would like some small stores maybe a small nice movie theater. I would love it if you use a lot of space to put in recreational places for example nice basketball courts,a park and many other things that you have at park. I want it all the same as it is. Very little change, that rural and simple community makes Kingwood "Kingwood" otherwise, we'd be boring...my only request is to have music stores. Left the way it is Stores, houses, businesses. How it is now The future of route 12 in kingwood should always be a rural community just like it is now everyone should have a decent amount of land if they want it and it should not be overpopulated. Not developed and safer for bikes Please remain the same.

There is enough commerce in surrounding towns. Leave it the way it is. Don't turn our small town into a huge city. Its fine the way it is. The same as it is now Keep it the same I like route 12 the way it is it has houses nearby the school. Just the way it is now; Perfect. Sleek nice roads. Places to go to and hang out As is now Still going to be the same. Piece ful and plenty of farms for plenty of food The same but maybe a FEW more areas to eat or shop Maybe a country restaurant on one side of the road because kingwood has a country feel because of all the farms and open spaces. Open Most likely to have 10 deaths per year because accidents happen all the time so route 12 won't turn out well. The same as today A mall, and movie theater Covered with shops and restaurants Sidewalks, using bicycles , walking to near by places in kingwood I imagine it the SAME way it is now. Bigger city like A movie theater. Seriously, there isn't a movie theater in the whole of Hunterdon County. A single one in Kingwood would draw people from the neighboring counties and Hunterdon. I see thriving businesses and homes. (and sidewalks) unchanged The way it is but with a couple more buildings. I could see like a store for natural foods and organic stuff and a plant nursery for plants. SOME jail dings but mostly open space Not to crowded It is perfect the way it is. Normal road A normal road I like to see it the way it is. There will be a cloths store, I've filled up with less space. Stores such as dicks sporting goods and gyms I don't want a lot of space taken up, but maybe a little of it. Just the way it is It will not change There will be more buildings like stores Leave it the same doesn't need to change Most likely to have about 5 deaths per year because of accidents, but this is very important for travel to get to other places, so route 12 will have a good future. Keep it as it is. I would like it how it is. Nothing bad about the Route we have now I think that it would be the same just like today maybe a few moderate changes For it to be built upon alittle but not overly developed. I like it the way it is now... Maybe SMALL stores

Please help us out by telling us a little about yourself.

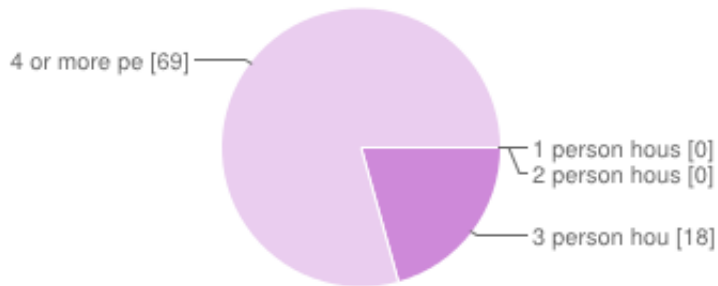
Which group best describes your age?



| | | |
|----------|----|-----|
| Under 13 | 31 | 35% |
| 13-16 | 55 | 63% |

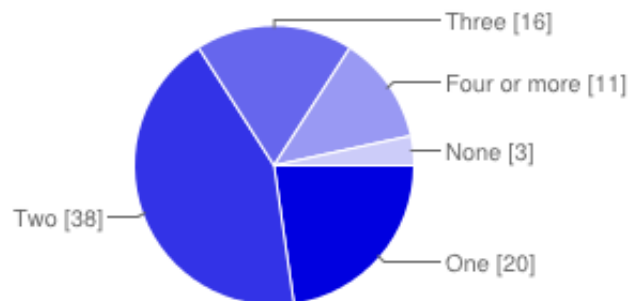
| | | |
|-------------------|---|----|
| 17-18 | 0 | 0% |
| 19-20 | 0 | 0% |
| 21-25 | 0 | 0% |
| 25 years and over | 2 | 2% |

What is your household size? Include yourself.



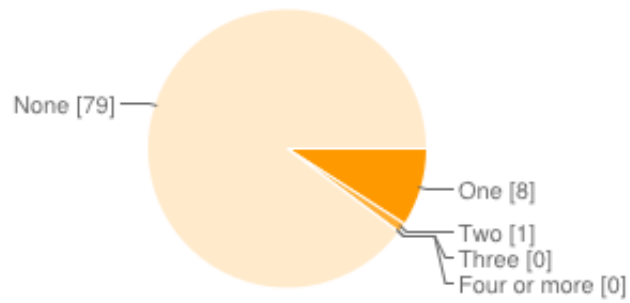
| | | |
|----------------------------|----|-----|
| 1 person household | 0 | 0% |
| 2 person household | 0 | 0% |
| 3 person household | 18 | 21% |
| 4 or more person household | 69 | 79% |

How many persons in your household are under the age of 18?



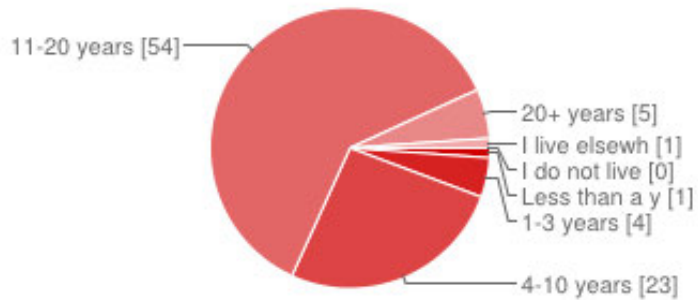
| | | |
|--------------|----|-----|
| One | 20 | 23% |
| Two | 38 | 43% |
| Three | 16 | 18% |
| Four or more | 11 | 13% |
| None | 3 | 3% |

How many persons in your household are over the age of 65?



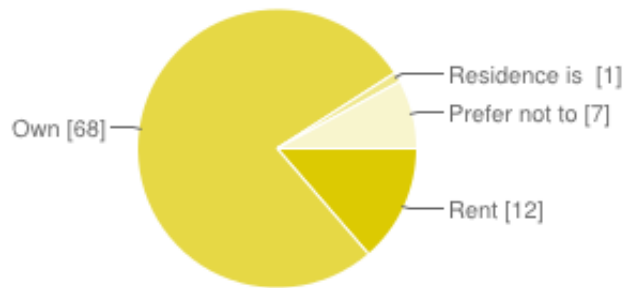
| | | |
|--------------|----|-----|
| One | 8 | 9% |
| Two | 1 | 1% |
| Three | 0 | 0% |
| Four or more | 0 | 0% |
| None | 79 | 90% |

How long have you lived in Kingwood?



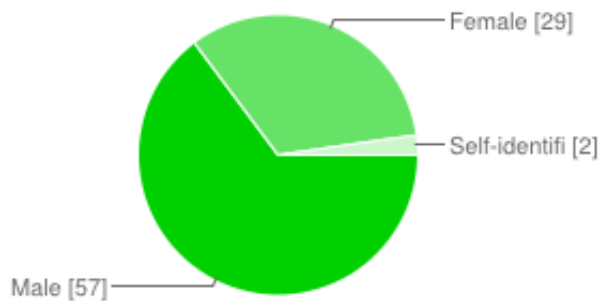
| | | |
|--|----|-----|
| Less than a year | 1 | 1% |
| 1-3 years | 4 | 5% |
| 4-10 years | 23 | 26% |
| 11-20 years | 54 | 61% |
| 20+ years | 5 | 6% |
| I live elsewhere in Hunterdon County. | 1 | 1% |
| I do not live in Kingwood or Hunterdon County. | 0 | 0% |

Do you rent or own your home?



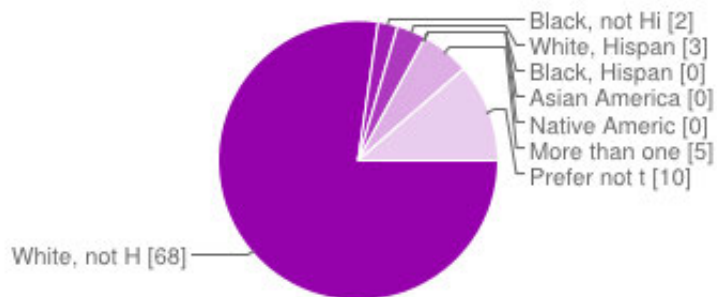
| | | |
|---------------------------------|----|-----|
| Rent | 12 | 14% |
| Own | 68 | 77% |
| Residence is provided by others | 1 | 1% |
| Prefer not to answer | 7 | 8% |

Are you...?



| | | |
|-----------------------|----|-----|
| Male | 57 | 65% |
| Female | 29 | 33% |
| Self-identified other | 2 | 2% |

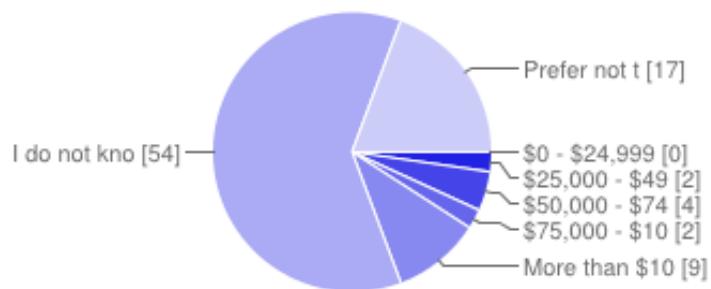
What race or ethnicity best describes you?



| | | |
|---------------------|----|-----|
| White, not Hispanic | 68 | 77% |
| Black, not Hispanic | 2 | 2% |

| | | |
|----------------------|----|-----|
| White, Hispanic | 3 | 3% |
| Black, Hispanic | 0 | 0% |
| Asian American | 0 | 0% |
| Native American | 0 | 0% |
| More than one race | 5 | 6% |
| Prefer not to answer | 10 | 11% |

What is your household income?

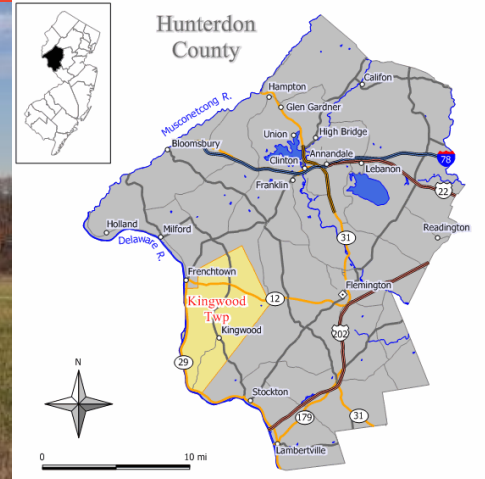


| | | |
|----------------------|----|-----|
| \$0 - \$24,999 | 0 | 0% |
| \$25,000 - \$49,999 | 2 | 2% |
| \$50,000 - \$74,999 | 4 | 5% |
| \$75,000 - \$100,000 | 2 | 2% |
| More than \$100,000 | 9 | 10% |
| I do not know | 54 | 61% |
| Prefer not to answer | 17 | 19% |

Number of daily responses



Kingwood: The Development of Route 12



Together North Jersey

What is **Together North Jersey**?

- A planning initiative in the 13-county NJTPA region of New Jersey
- In Nov 2011, US HUD awarded TNJ a \$5 million grant to develop a Regional Plan for Sustainable Development (RPSD)
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Local Demonstration Projects

What are **Local Demonstration Projects**?

- Provide technical assistance to local partners throughout Northern NJ to undertake strategic planning activities promoting sustainable and livable, transit-oriented development and advance the broader goals of the RPSD
- Potential LDP projects include a variety of local planning activities to make transit corridors and communities more livable



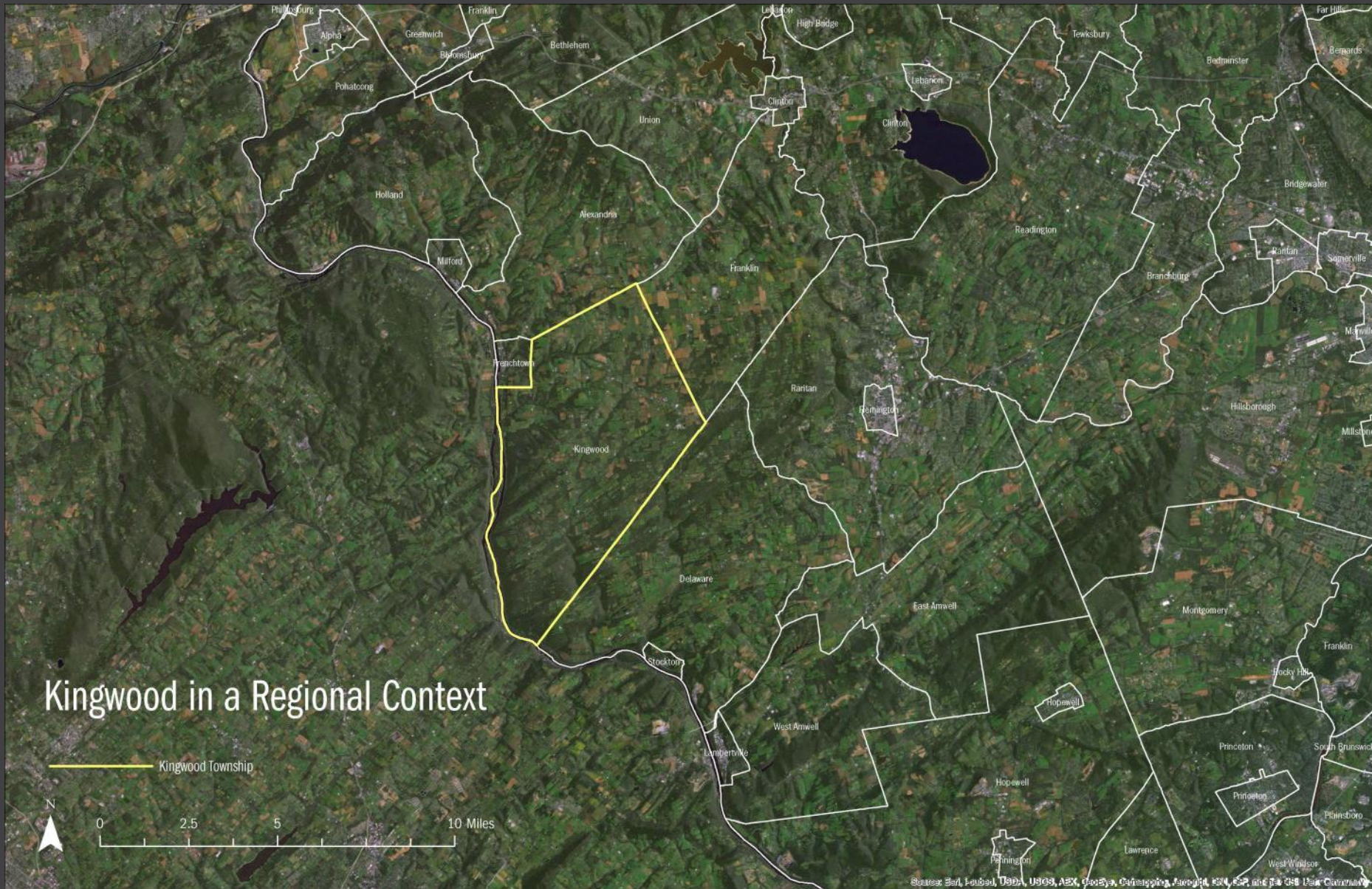


Project Partners

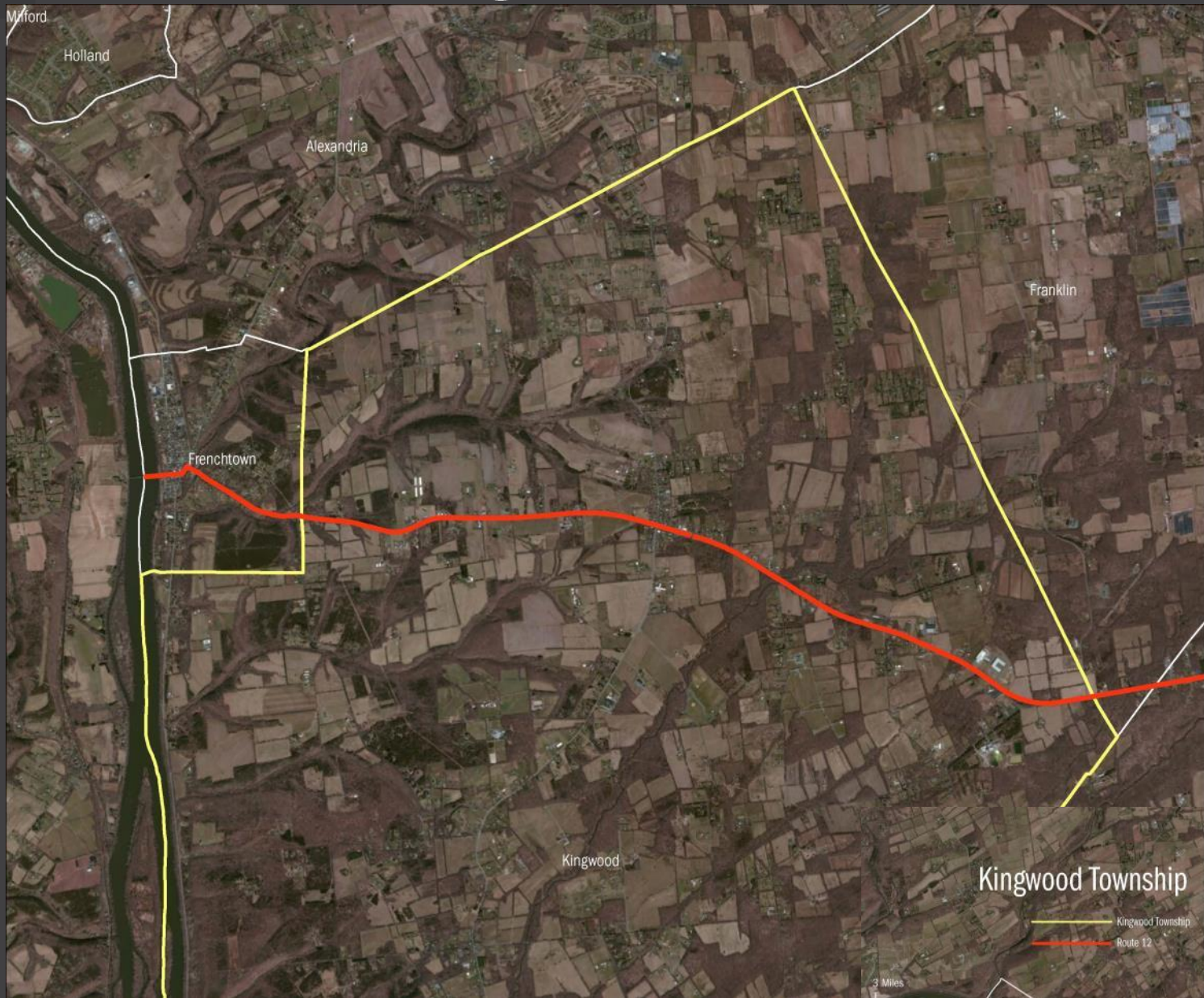


Connecting People, Places, and Potential

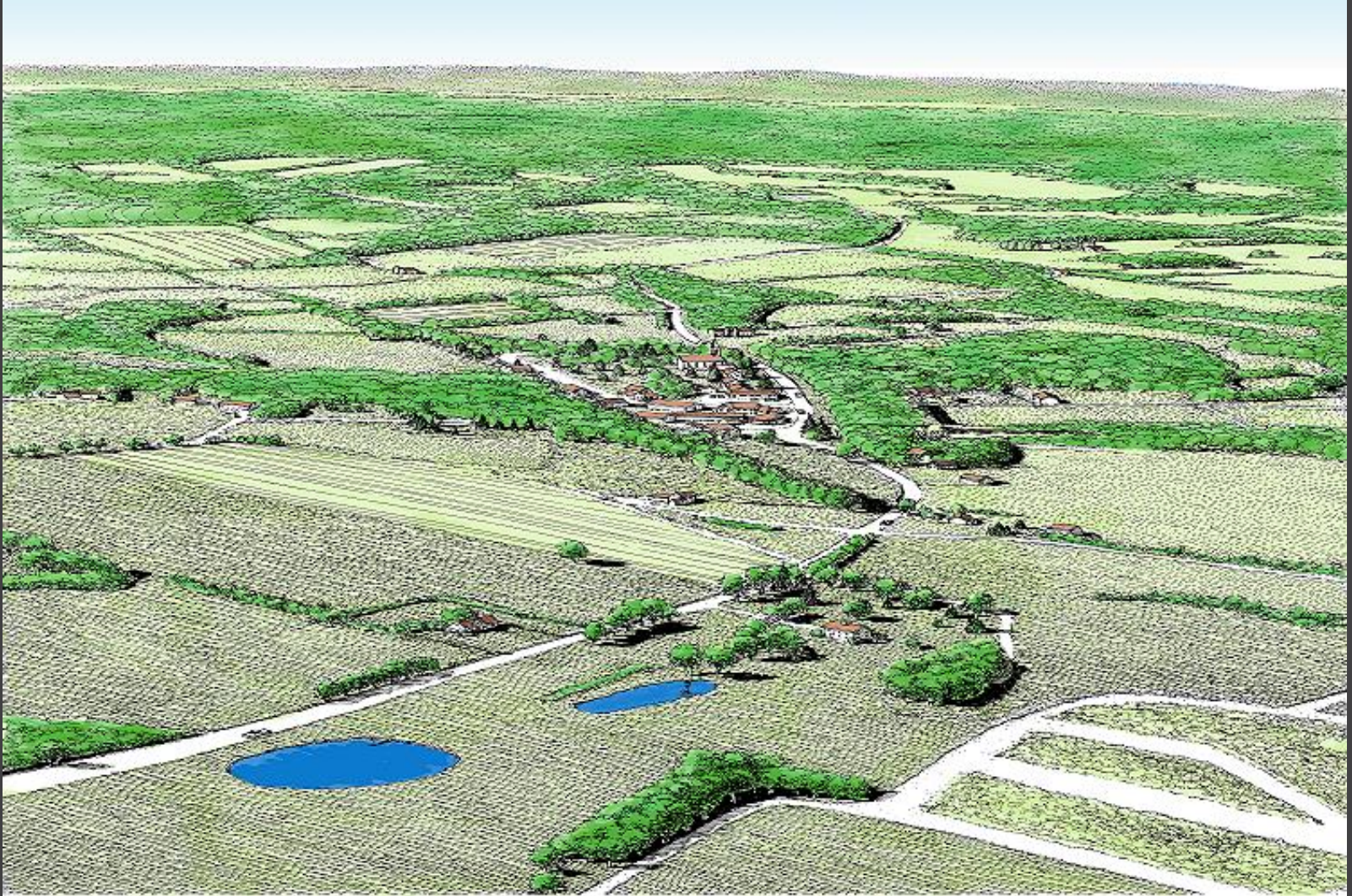
Planning for the Future



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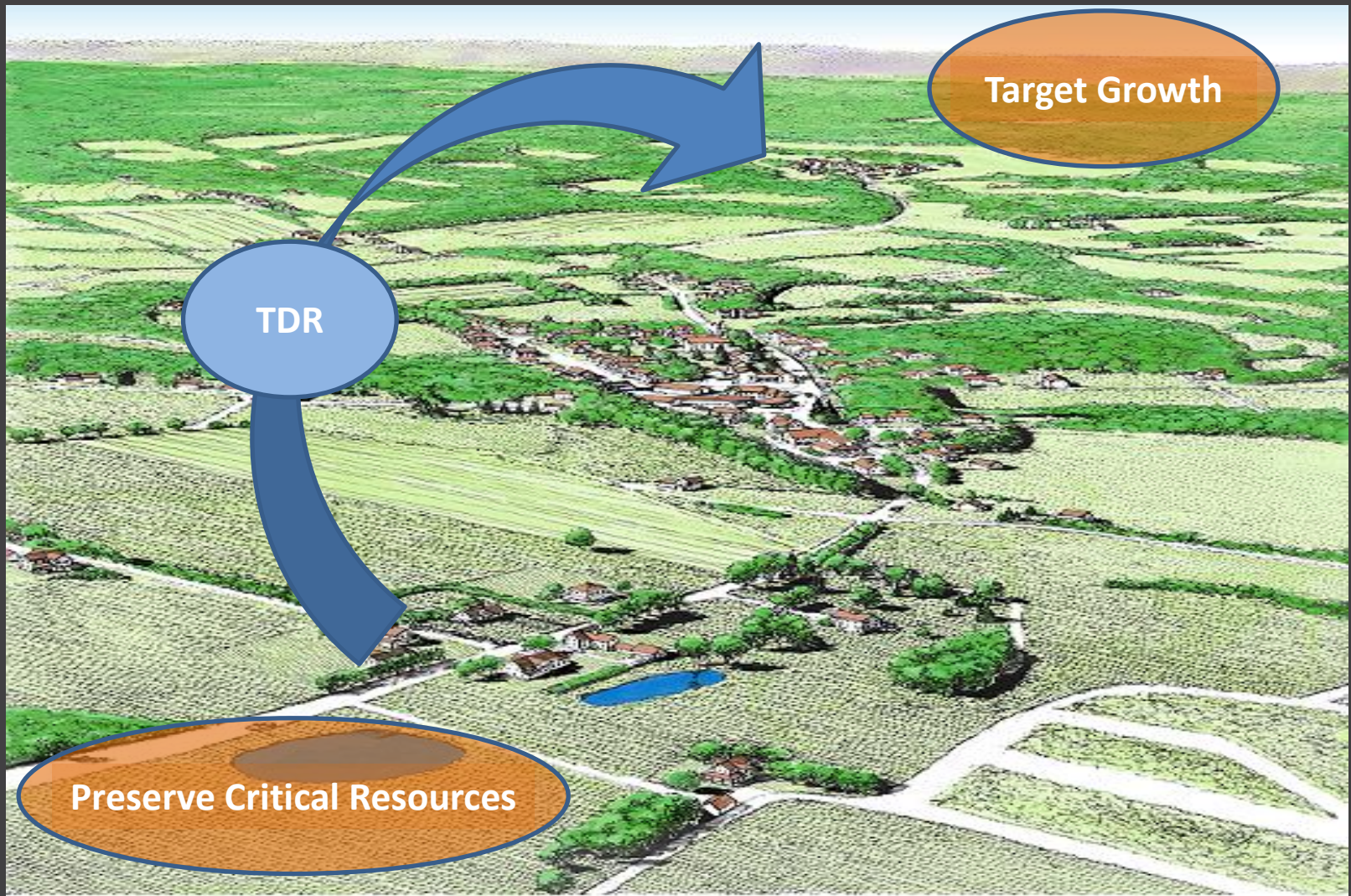
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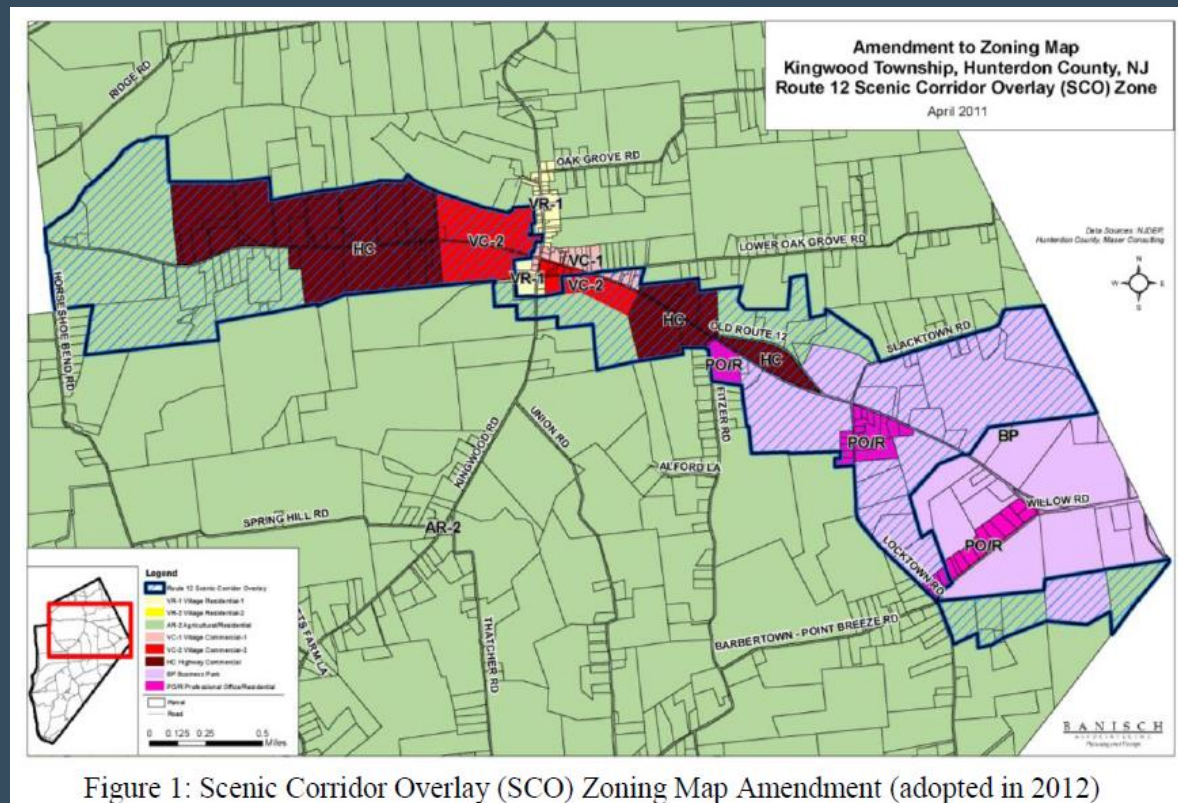
Planning for the Future



Objectives

This project proposes to:

1) Advance efforts to develop a transfer of development rights program through the Township's implementation of the Route 12 Scenic Corridor Overlay (SCO) and Eastern Gateway Village Overlay (EGVO) ordinances.



Objectives

This project proposes to:

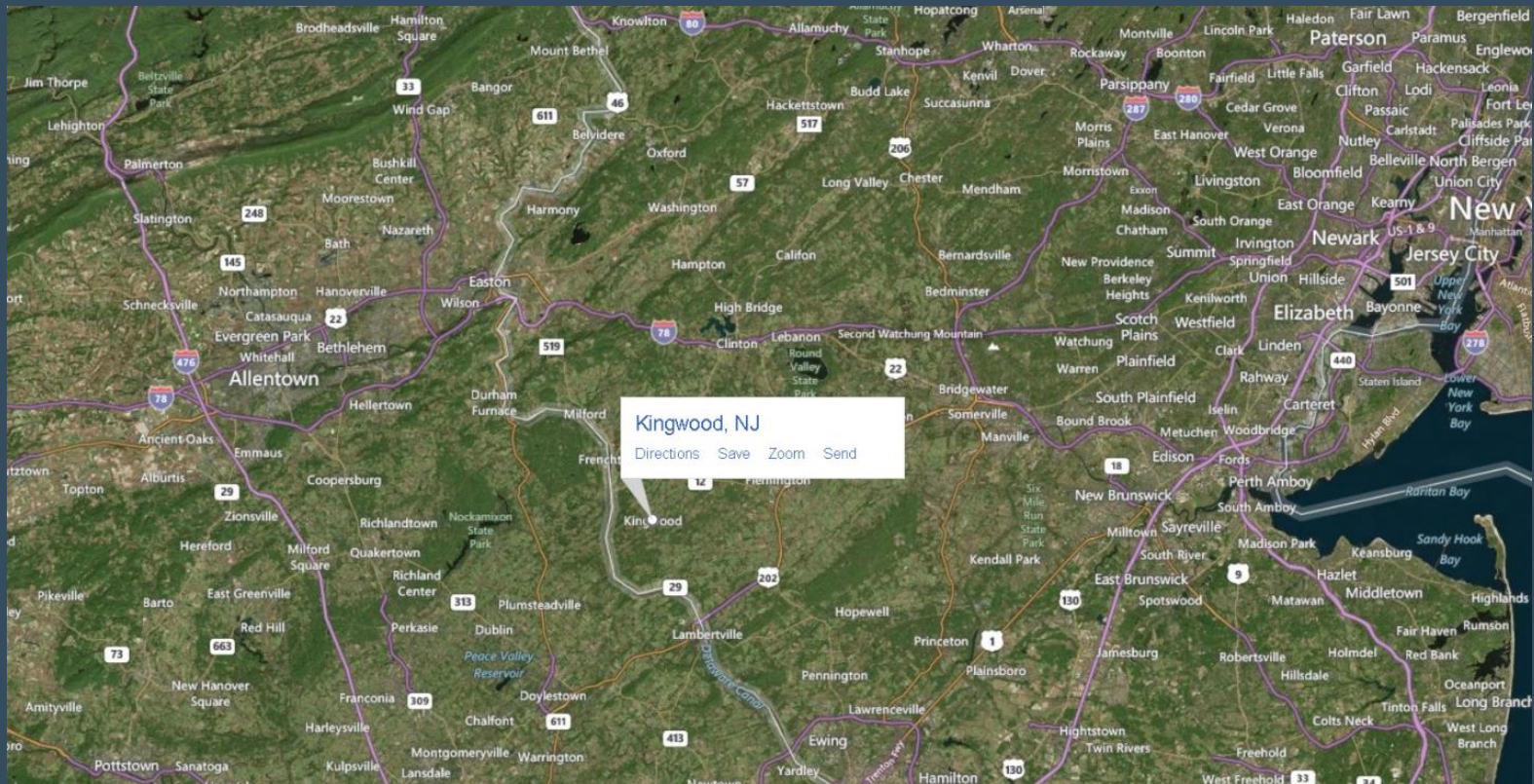
2) Enhance transit opportunities along Route 12 based on additional ridership demand resulting from a new population center along Route 12.



Objectives

This project proposes to:

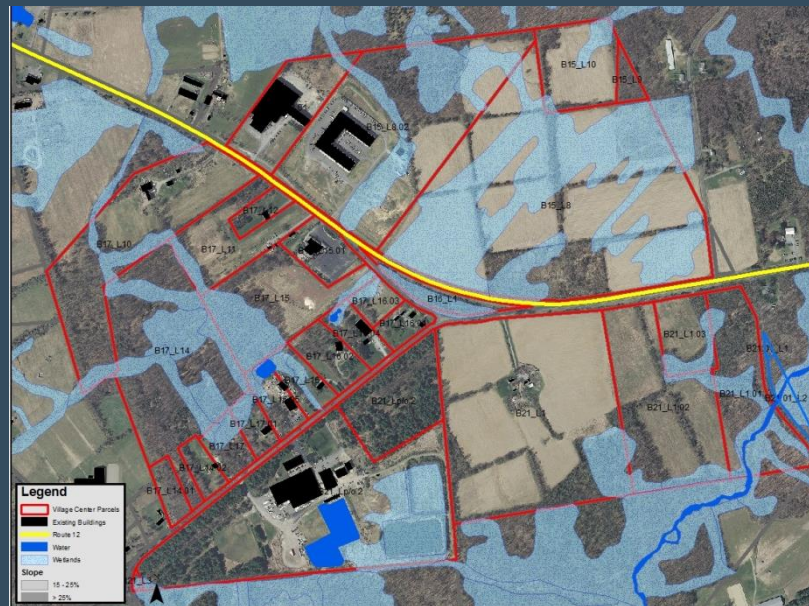
3) Highlight opportunities for Kingwood's TDR Program to **serve as a model** for similar communities in North Jersey.



Project Recap

Phase I: Research & Analysis – Where are we now? Where are we headed?

- Site visits
- Collect, review, and analyze relevant plans
- Develop understanding of township, county and state regulations
- Build-out analysis



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Project Recap

Phase II: Outreach & Ideas - Where do we want to go?

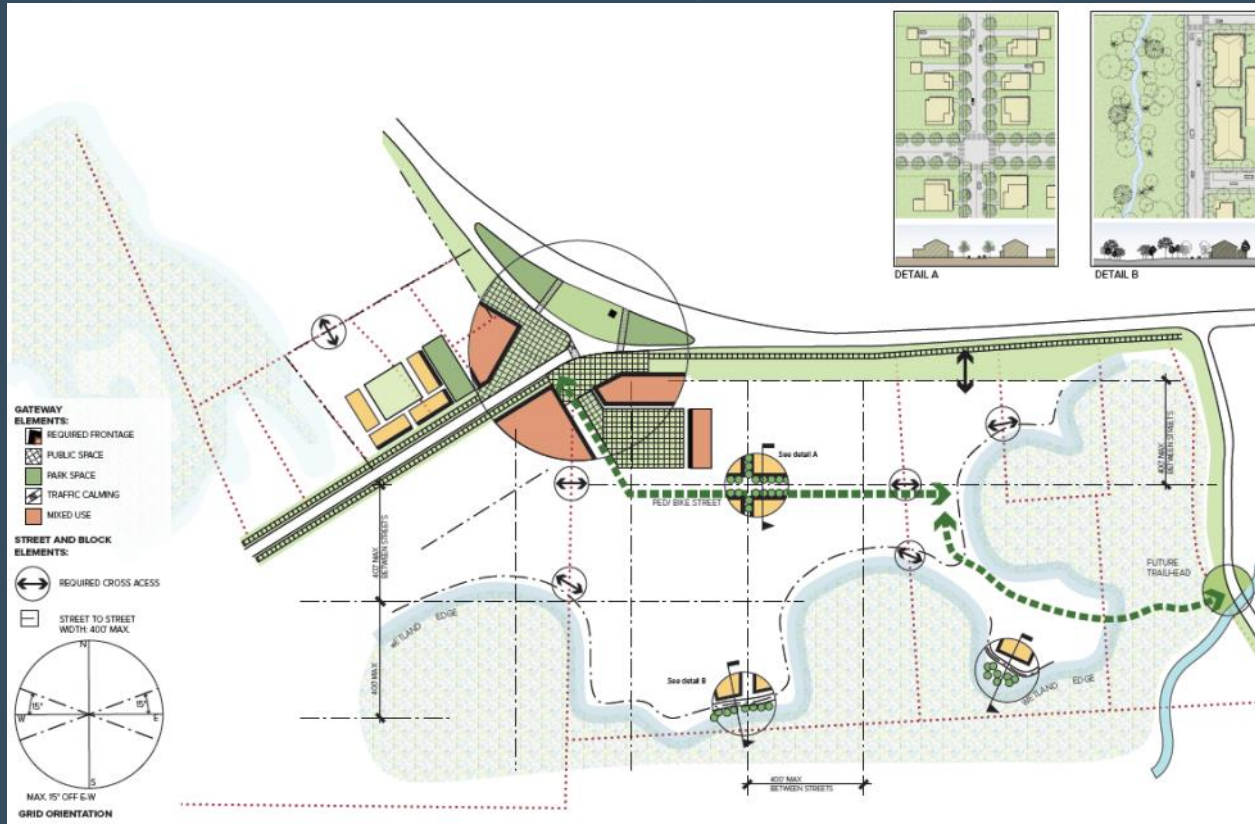
- Public & stakeholder engagement
- Steering committee meetings
- Market analysis



Project Recap

Phase III: Implementation Strategies - How do we get there?

- TDR Plan Element components
- DRAFT Real Estate Market Analysis
- Design Framework
- Laying the groundwork for the next steps of TDR implementation



What did we learn?

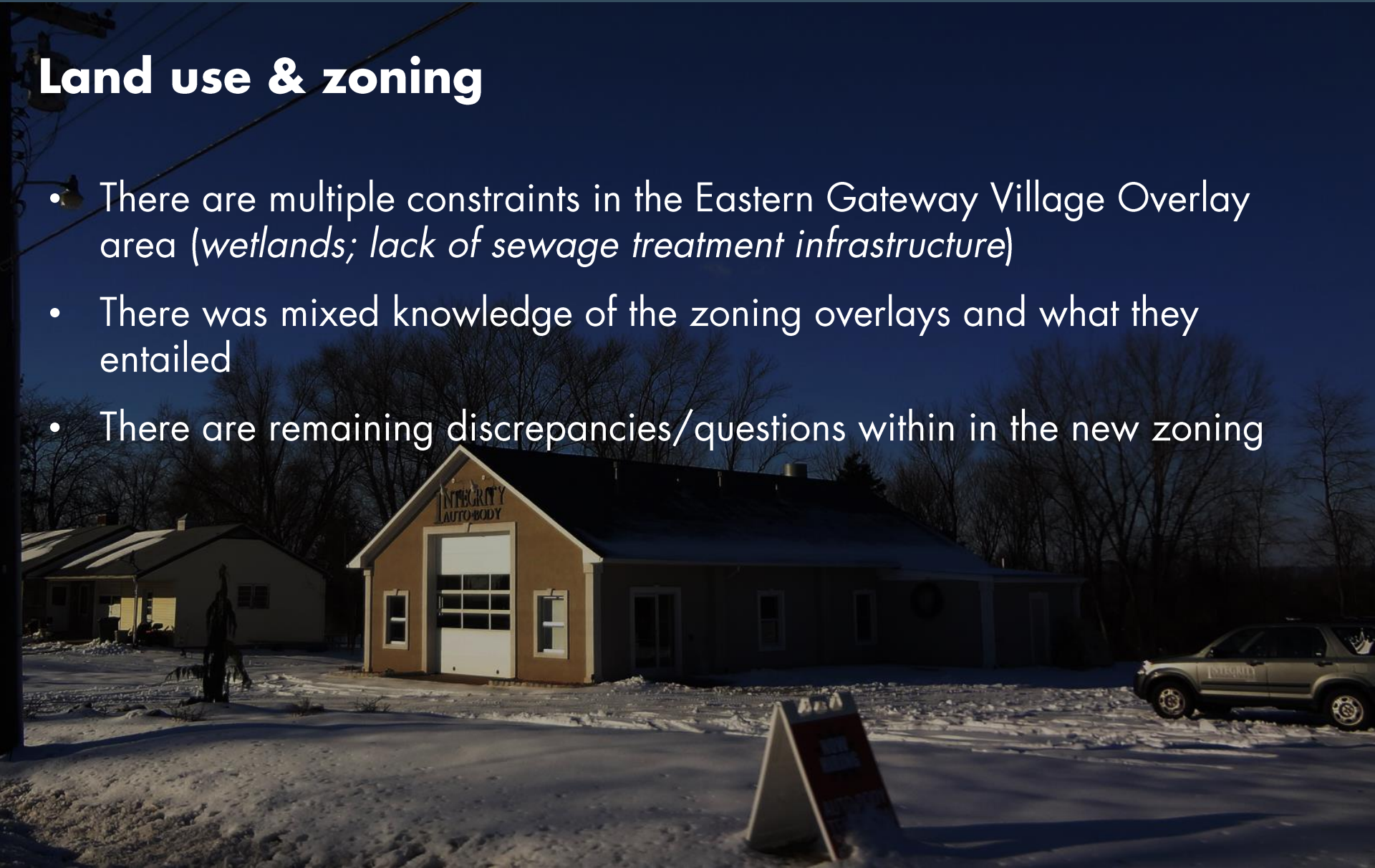
Outreach

- Residents support preserving Kingwood's rural character, both on and off the corridor
- With greater information, residents showed support for targeted, mixed-use development that reflects local character
- General support for development in Eastern Gateway Village
- Openness to improvements/limited development in Baptistown
- Opportunities for additional outreach (*zoning, TDR, density, mixed use*)

What did we learn?

Land use & zoning

- There are multiple constraints in the Eastern Gateway Village Overlay area (*wetlands; lack of sewage treatment infrastructure*)
- There was mixed knowledge of the zoning overlays and what they entailed
- There are remaining discrepancies/questions within in the new zoning



What did we learn?

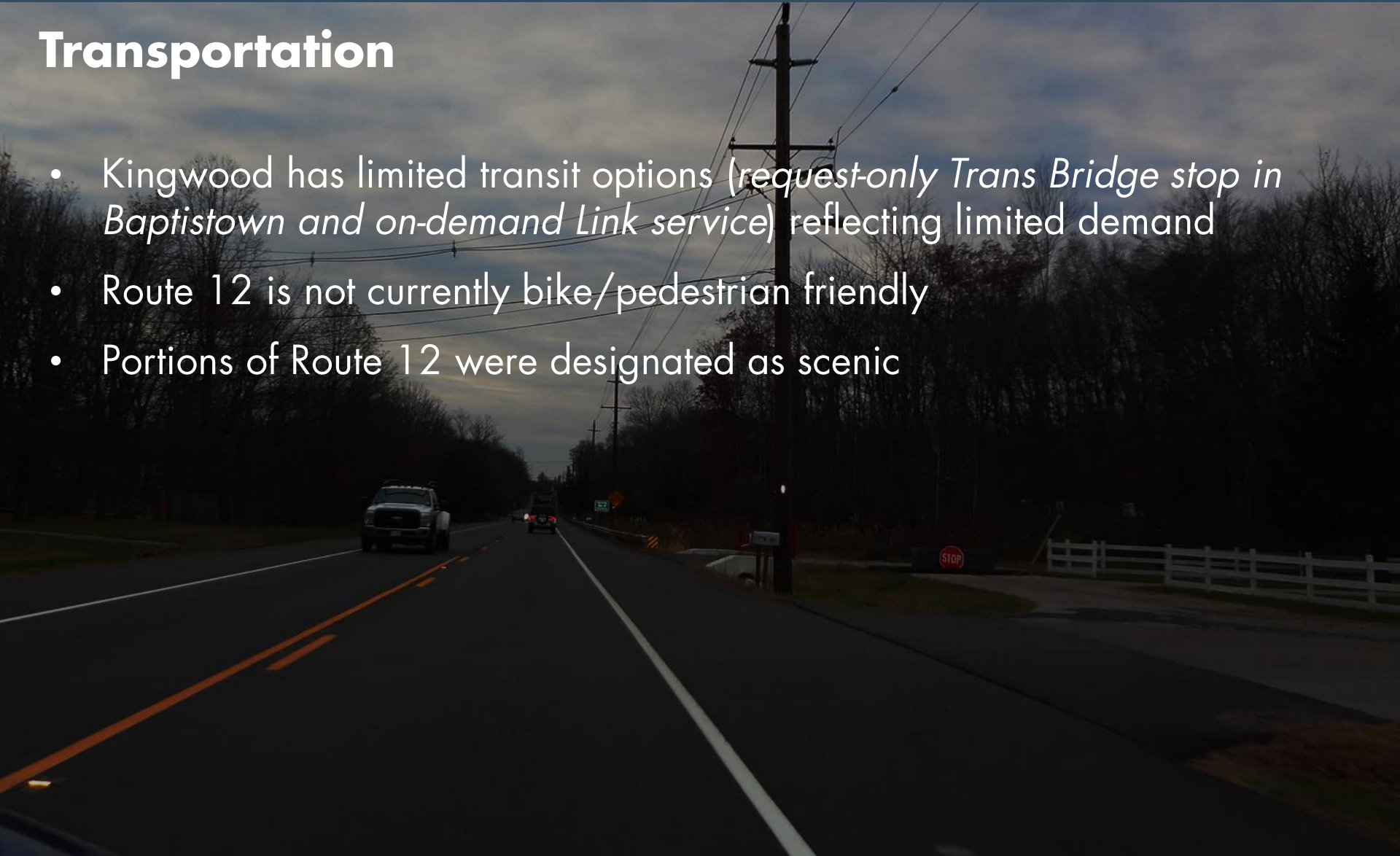
Build out potential & market analysis

- There is a projected demand for approximately 350 units of new housing in Kingwood Township by 2030. There is the potential to develop approximately 200 units along the Route 12 Corridor, which is less than half the demand.
- There is a projected demand for about 400,000 square feet of new commercial/industrial space in all of Kingwood Township by 2040. Meanwhile, the community is zoned for an additional 5 million square feet town-wide, a 12-fold excess of anticipated demand.
- These numbers support a **residential** Transfer of Development Rights program

What did we learn?

Transportation

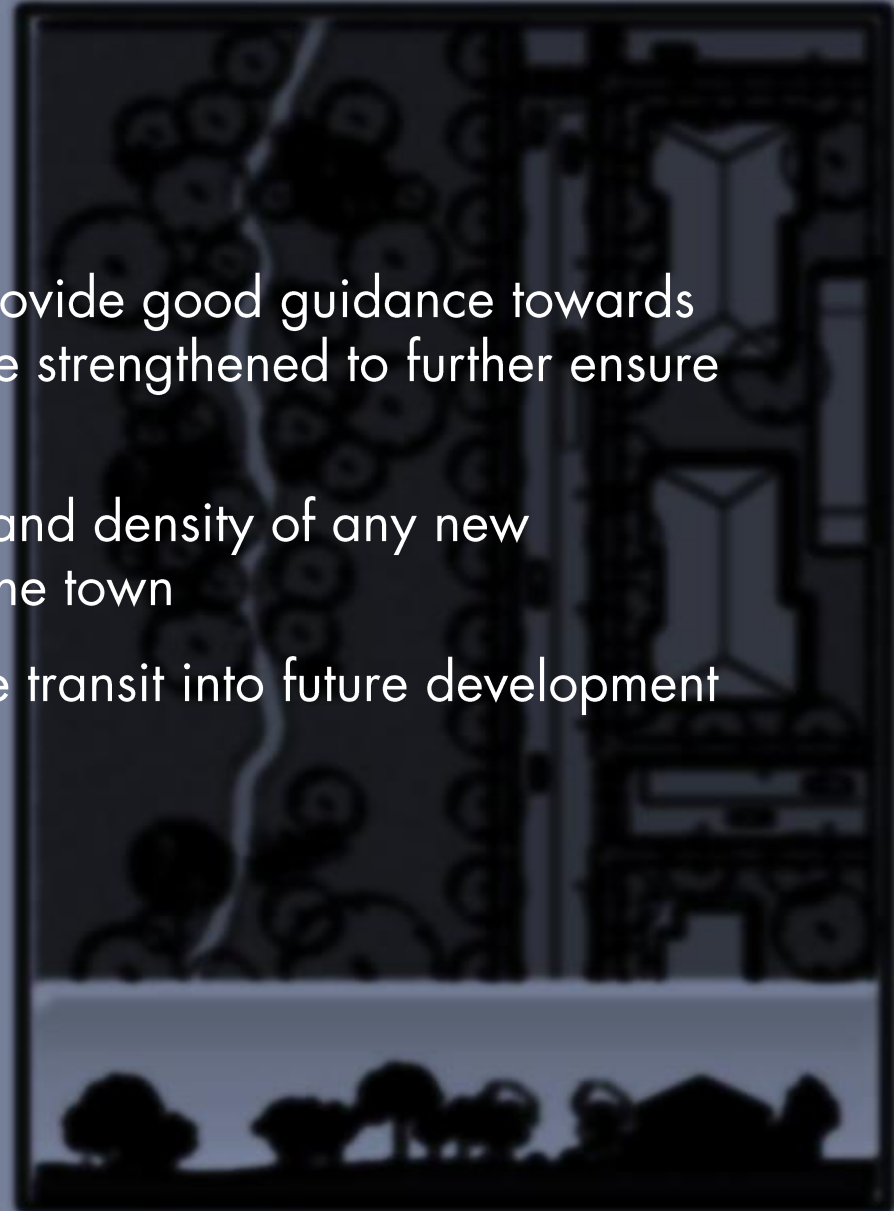
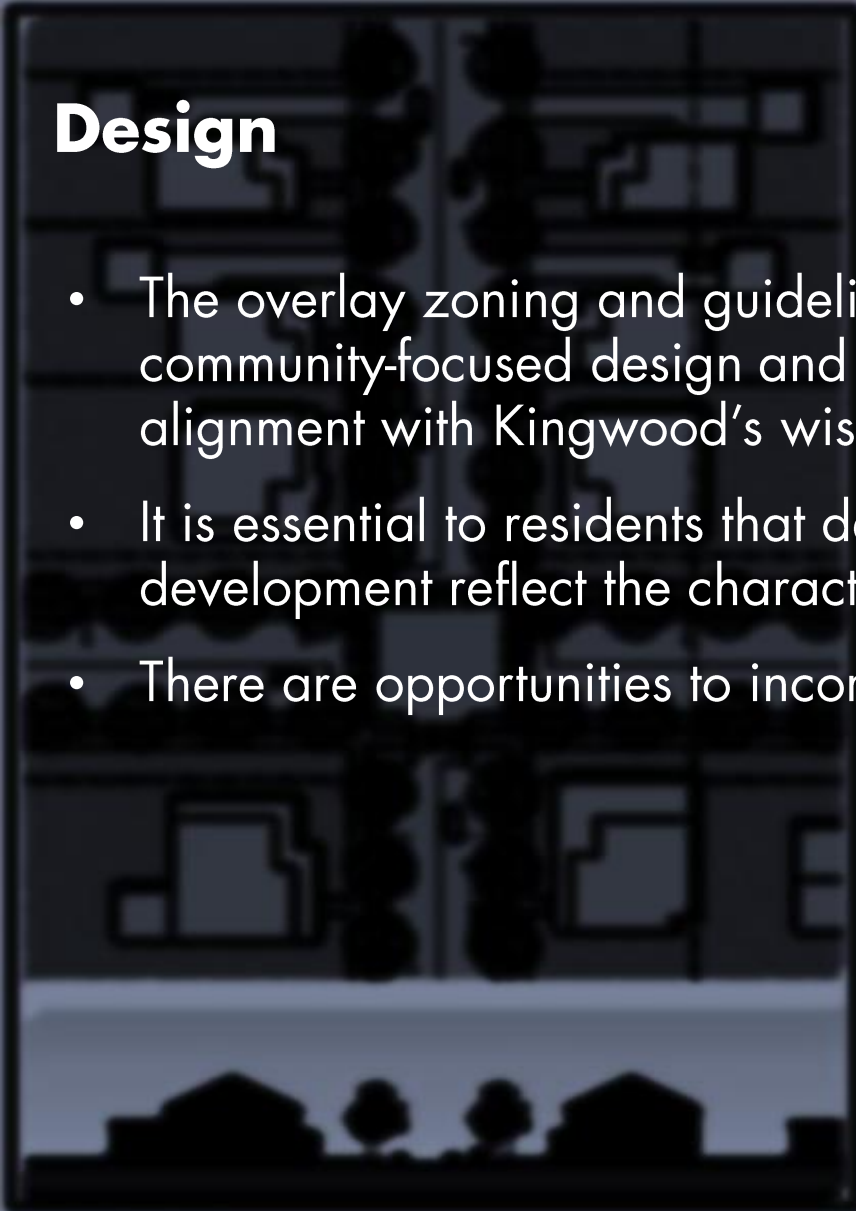
- Kingwood has limited transit options (*request-only Trans Bridge stop in Baptistown and on-demand Link service*) reflecting limited demand
- Route 12 is not currently bike/pedestrian friendly
- Portions of Route 12 were designated as scenic



What did we learn?

Design

- The overlay zoning and guidelines provide good guidance towards community-focused design and can be strengthened to further ensure alignment with Kingwood's wishes
- It is essential to residents that design and density of any new development reflect the character of the town
- There are opportunities to incorporate transit into future development



Recommendations

Refine the Scenic Corridor Overlay and Eastern Gateway Village

- Ensure that there are no discrepancies/questions in new zoning
- Make new zoning easily publicly available
- Consider refining zoning to include a “framework” in Eastern Gateway Village to prevent inefficient use of space and/or consumption of developable land by uncomplimentary uses

Recommendations

Formalize the TDR Program

- Finalize boundaries of sending/receiving areas
 - Identify priority areas for preservation
- Finalize credit allocation in sending area
 - Minimum threshold for inclusion?
 - Include minor subdivisions?
 - How to handle lots with insufficient frontage
- Finalize the total desired density and number of units for the receiving area

Recommendations

Formalize the TDR Program (cont'd)

- Determine Preferred Sending/Receiving Zone Scenarios:
 - Higher Density Scenario w/centralized wastewater treatment facility
 1. Eastern Gateway Village (receiving); Scenic Corridor (sending)
 2. Eastern Gateway Village (receiving); Scenic Corridor + AR2 (sending)
 3. Eastern Gateway Village + Baptistown (receiving); Scenic Corridor + AR2 (sending)
 4. Baptistown (receiving;) Scenic Corridor and possibly AR2 (sending) *because cost of extending sewer to Eastern Gateway Village could be too costly*
 - Lower Density Scenario w/out centralized wastewater treatment facility (base zoning 7-acre, with 2-3 acre possible with TDR)
 1. Eastern Gateway Village (receiving); Scenic Corridor (sending)
 2. Eastern Gateway Village (receiving); Scenic Corridor + some AR2 (sending)
 3. Eastern Gateway Village + Baptistown (receiving); Scenic Corridor + AR2 (sending)
 4. Baptistown (receiving;) Scenic Corridor and possibly AR2 (sending) *soils in AR2 are not conducive to this subdivision type*

Recommendations

Formalize the TDR Program (cont'd)

- Develop a Wastewater Plan
 - Explanation about lack of capacity to expand existing plants
 - Determine size and location for treatment plant
 - Determine location for treated wastewater
 - Determine cost of wastewater treatment
 - Examine alternatives for funding centralized wastewater treatment facility, including bonding, private-public partnerships, etc.
 - Based on cost, adjustment of receiving area may be necessary
 - Engage Baptistown residents on benefits of expanding receiving zone

Recommendations

Formalize the TDR Program (cont'd)

- Plan for funding and building main roadways and open spaces in the new center
 - Consider Developer, Improvement Fund, Bonding, etc
- Finalize TDR Plan Element, Utility Service Plan & Capital Improvement Program
- Finalize REMA
- Proceed with Plan Endorsement

Recommendations

Improve and Plan for Transportation

- Develop a Complete Streets Program and incorporate into zoning
 - Make bike/ped improvements
- Develop with future transit in mind
- Facilitate greater carpools/vanpools to service Kingwood residents



Recommendations

Engage the Community

- Re-convene property owners to discuss final boundaries and credit program
- Work with community to choose preferred design and density for receiving area



Recommendations

Look Beyond the Corridor

- Ensure undeveloped areas off the corridor are less susceptible to undesired residential development
 - Consider refining AR2 Zoning to discourage minor subdivisions, tighten location of preserved land in cluster subdivisions
 - Enable non-contiguous cluster in AR2 zone
- Consider expansion of sending area to priority preservation sites
- Promote Kingwood TDR as a model for other similar towns

TOGETHER
**NORTH
JERSEY.**

www.togethernorthjersey.com/Kingwood

www.togethernorthjersey.com/KingwoodSurvey

Connecting People, Places, and Potential ●

Kingwood: The Development of Route 12

STATE AGENCY MEETING.

KINGWOOD – MAY 29, 2014

AGENDA

| | | |
|---------------|---|---|
| 3:00PM | Welcome & Introductions | Richard Dodds, Township of Kingwood Elaine Niemann, Township of Kingwood Participants |
| 3:10PM | Overview of Project & What We've Learned | Rob Freudenberg, RPA Courtenay Mercer, MPA |
| 3:35PM | Presentation of Recommendations & PIA | Courtenay Mercer, MPA Rob Freudenberg, RPA |
| 4:00PM | Discussion | Participants |
| 5:00PM | Adjourn | |

THANK YOU FOR YOUR PARTICIPATION!

Kingwood: The Development of Route 12



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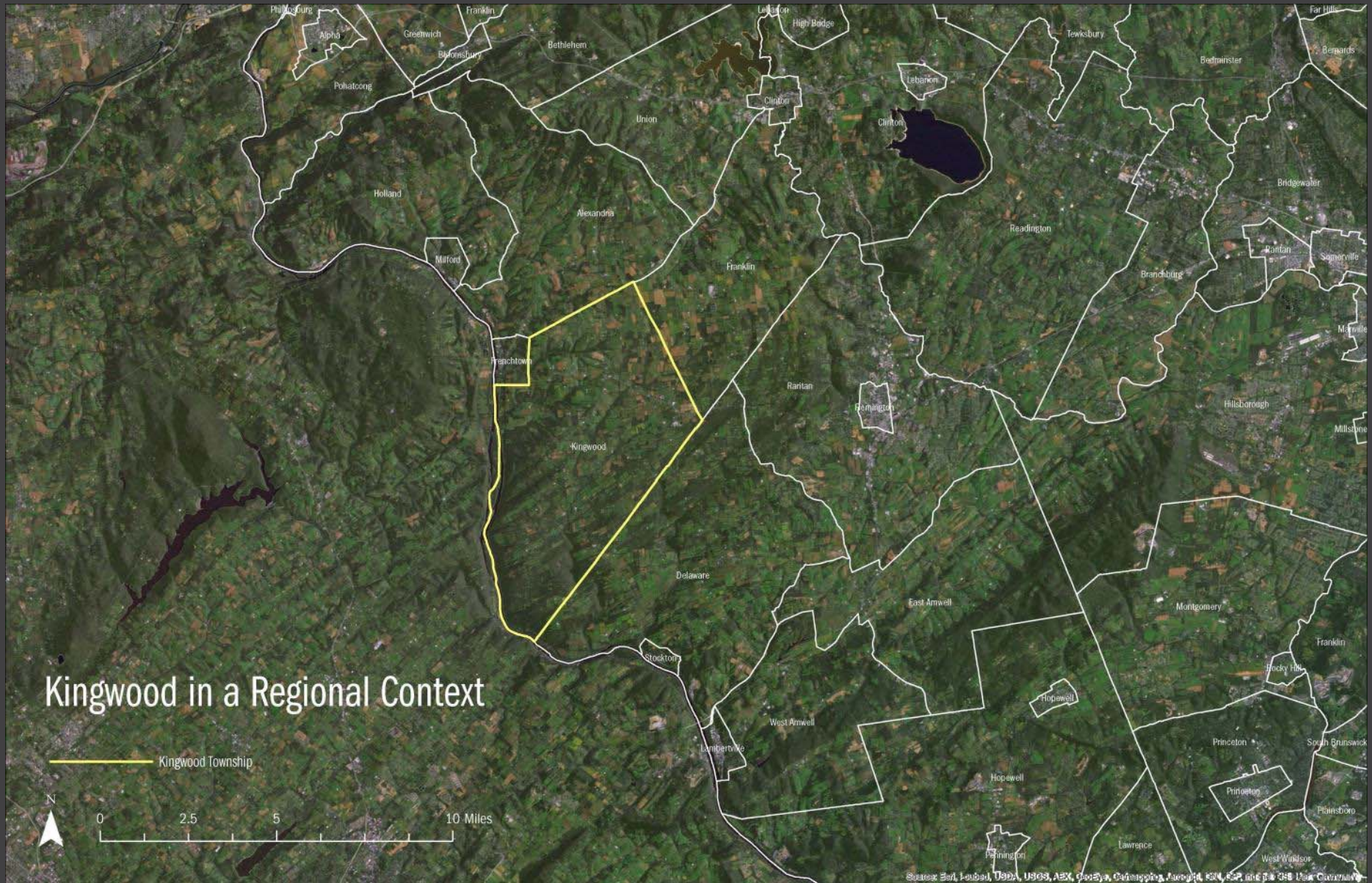


Project Partners

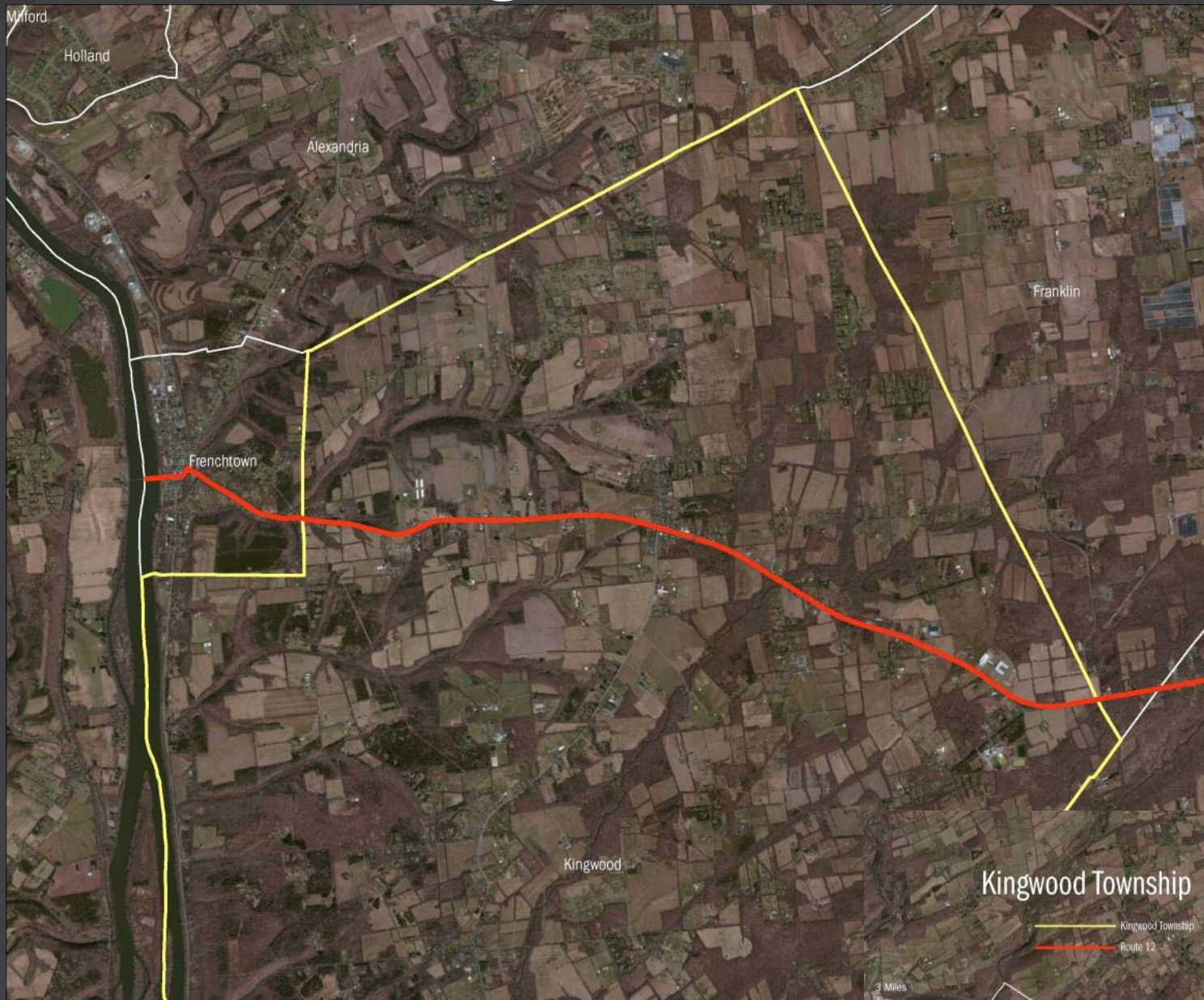


Connecting People, Places, and Potential

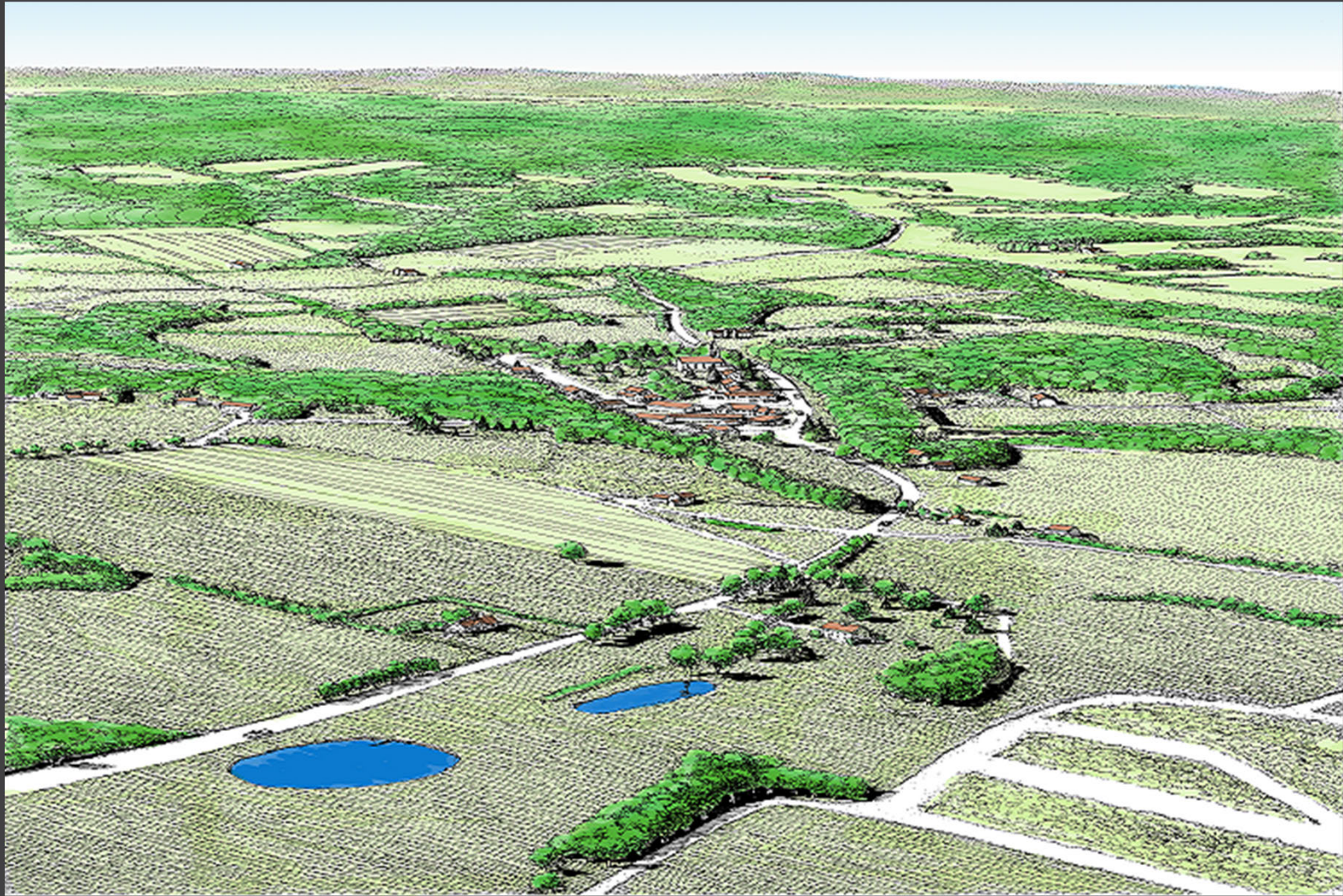
Planning for the Future



Planning for the Future



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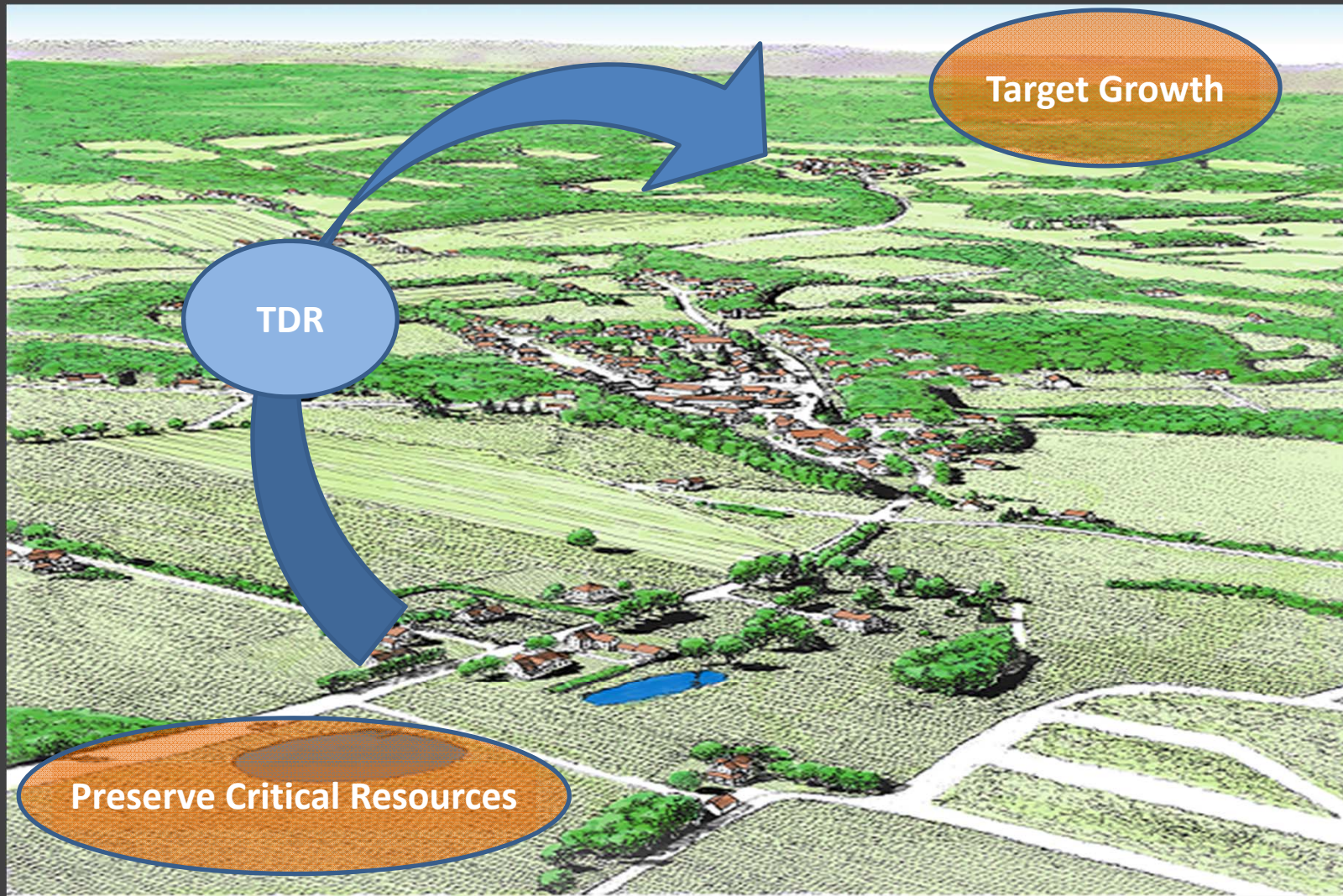


Connecting People, Places, and Potential ●

Planning for the Future



Planning for the Future



Planning for the Future



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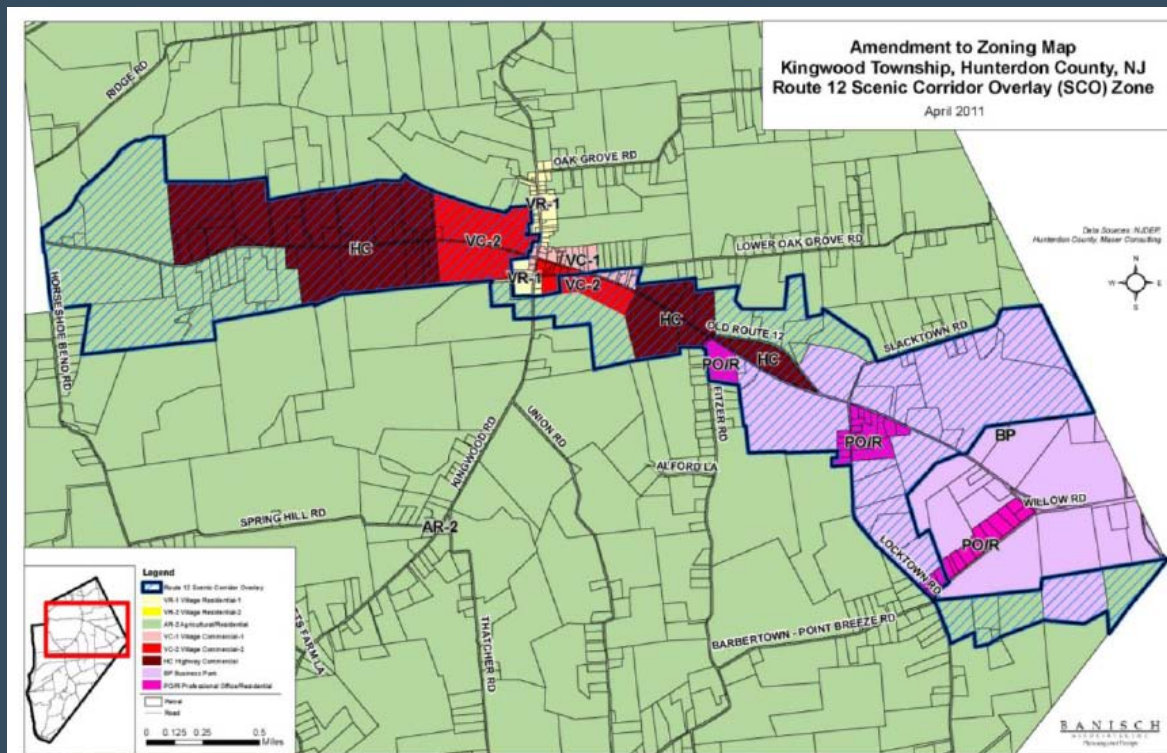


Figure 1: Scenic Corridor Overlay (SCO) Zoning Map Amendment (adopted in 2012)

Objectives

This project proposes to:

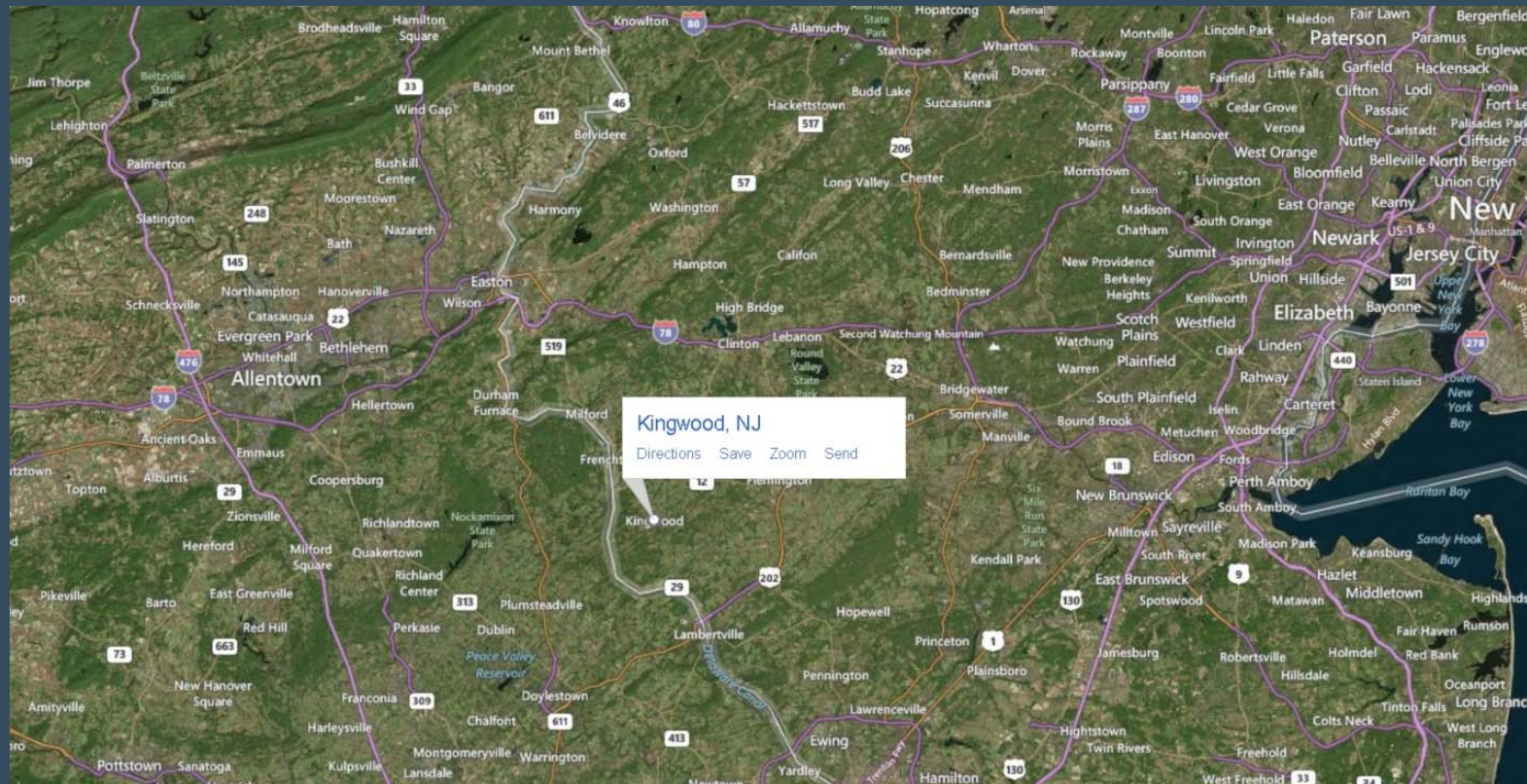
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This project proposes to:

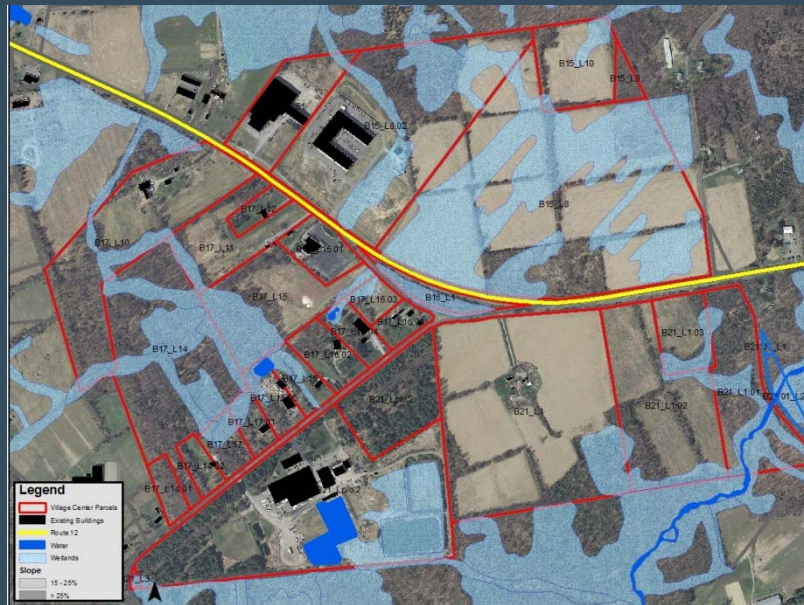
3) Highlight opportunities for Kingwood's TDR Program to **serve as a model** for similar communities in North Jersey.



Project Recap

Phase I: Research & Analysis – Where are we now? Where are we headed?

- Site visits
- Collect, review, and analyze relevant plans
- Develop understanding of township, county and state regulations
- Build-out analysis



Connecting People, Places, and Potential ●

Project Recap

Phase II: Outreach & Ideas - Where do we want to go?

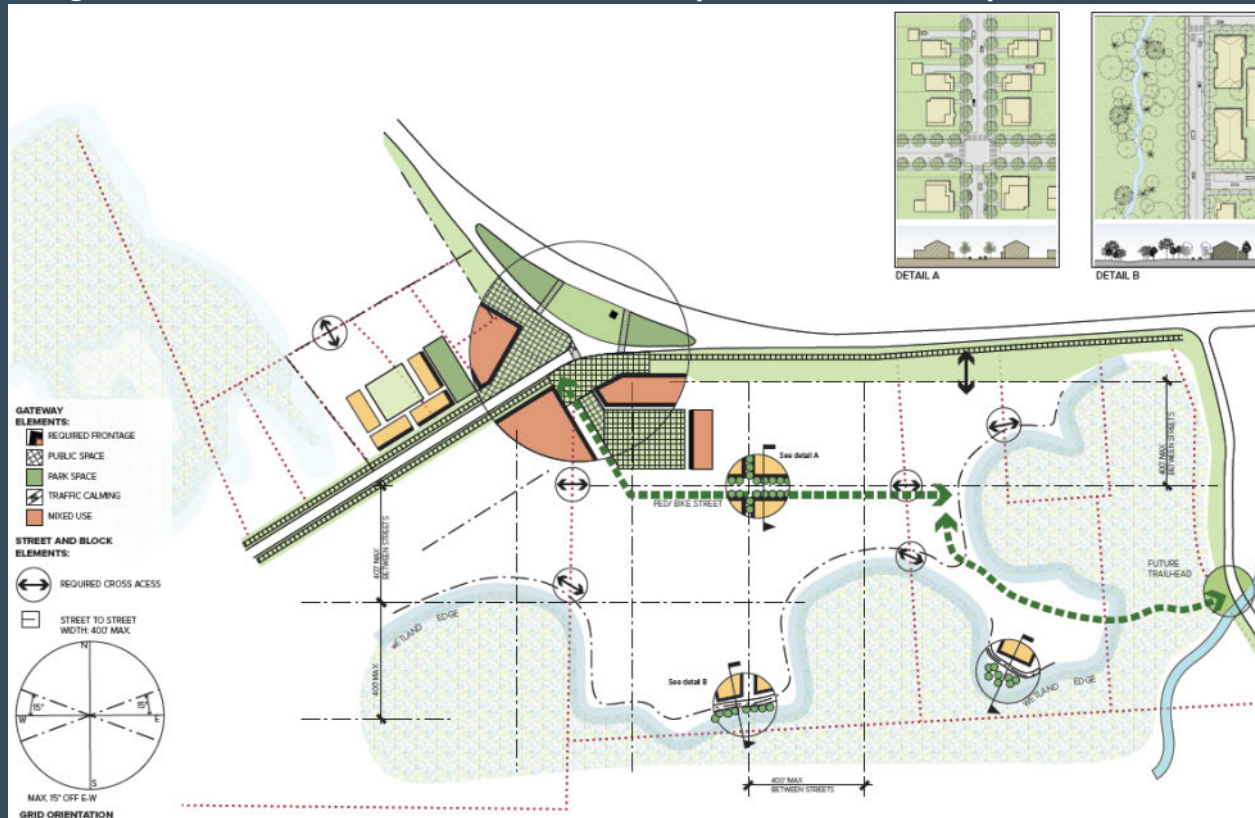
- Public & stakeholder engagement
- Steering committee meetings
- Market analysis



Project Recap

Phase III: Implementation Strategies - How do we get there?

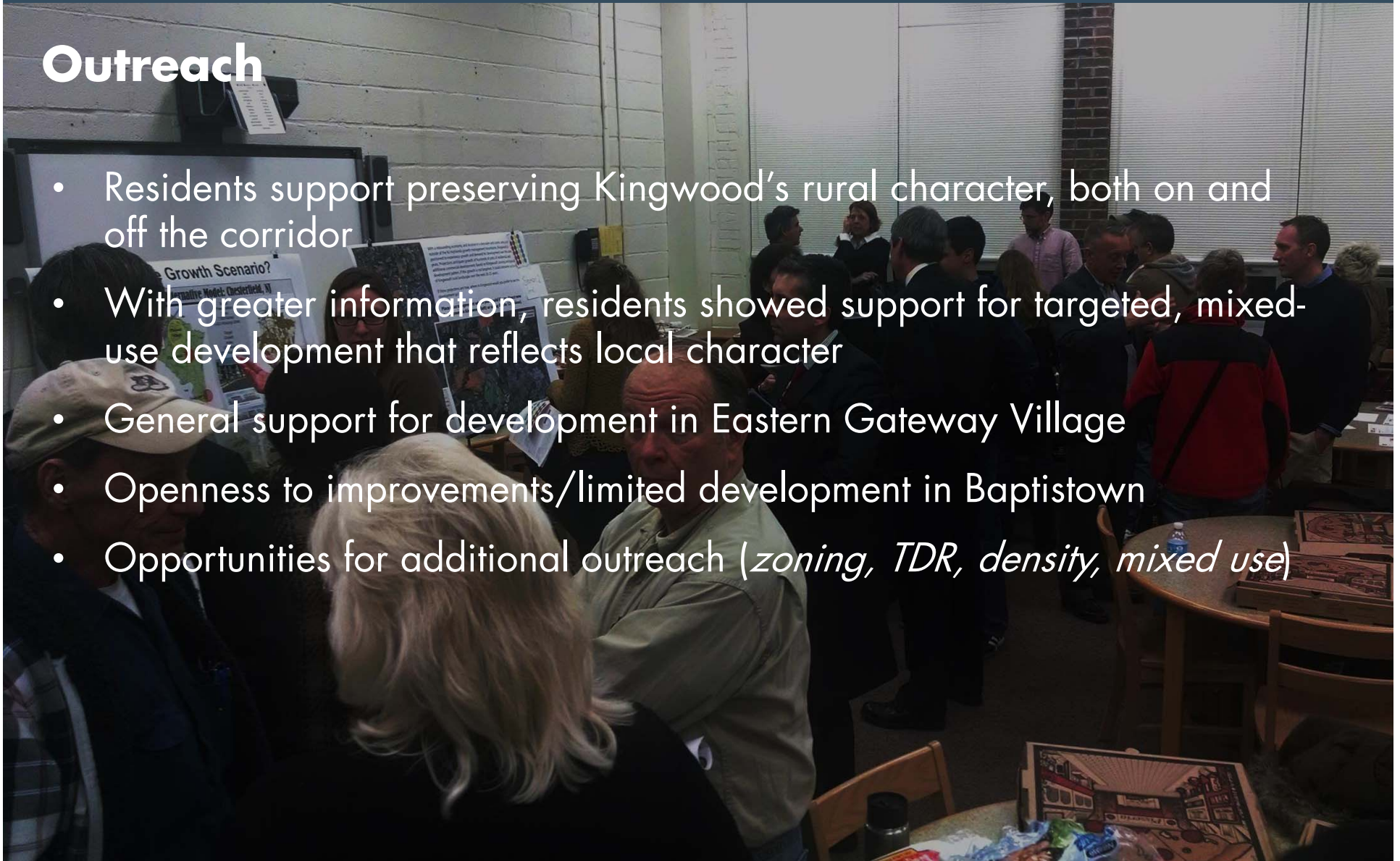
- TDR Plan Element components
- DRAFT Real Estate Market Analysis
- Design Framework
- Laying the groundwork for the next steps of TDR implementation



What did we learn?

Outreach

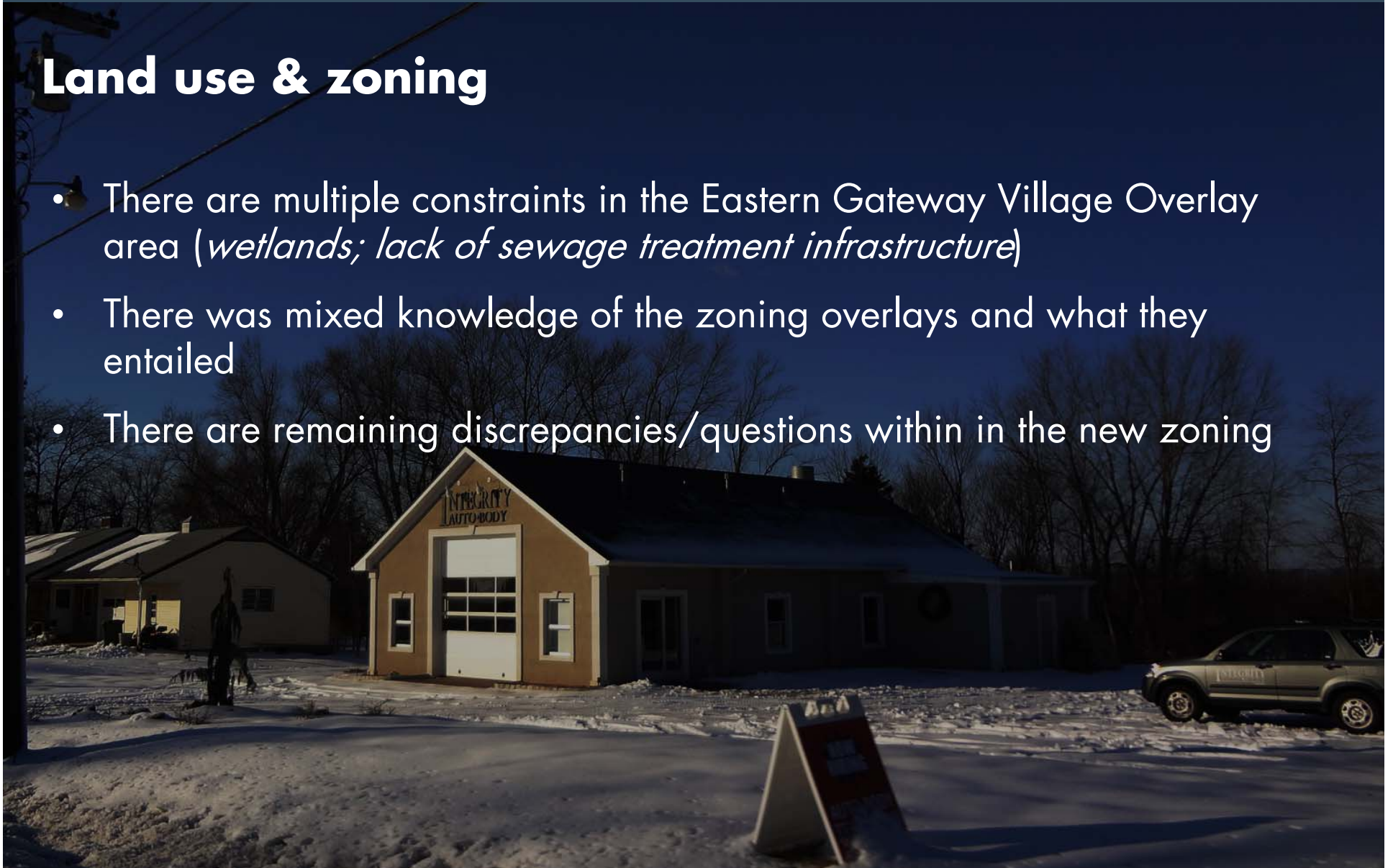
- Residents support preserving Kingwood's rural character, both on and off the corridor
- With greater information, residents showed support for targeted, mixed-use development that reflects local character
- General support for development in Eastern Gateway Village
- Openness to improvements/limited development in Baptistown
- Opportunities for additional outreach (*zoning, TDR, density, mixed use*)



What did we learn?

Land use & zoning

- There are multiple constraints in the Eastern Gateway Village Overlay area (*wetlands; lack of sewage treatment infrastructure*)
- There was mixed knowledge of the zoning overlays and what they entailed
- There are remaining discrepancies/questions within in the new zoning



What did we learn?

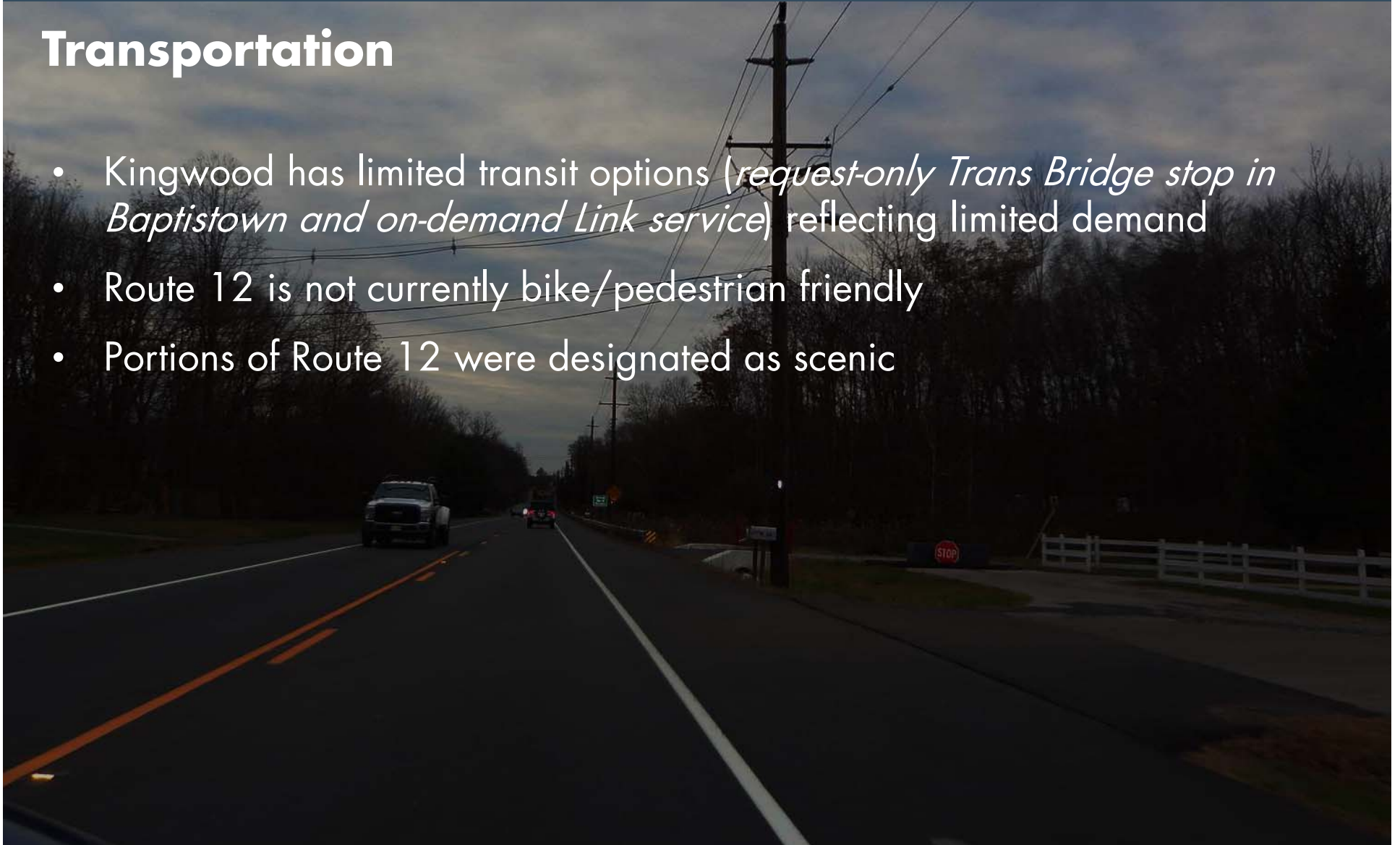
Build out potential & market analysis

- There is a projected demand for approximately 350 units of new housing in Kingwood Township by 2030. There is the potential to develop approximately 200 units along the Route 12 Corridor, which is less than half the demand.
- There is a projected demand for about 400,000 square feet of new commercial/industrial space in all of Kingwood Township by 2040. Meanwhile, the community is zoned for an additional 5 million square feet town-wide, a 12-fold excess of anticipated demand.
- These numbers support a **residential** Transfer of Development Rights program

What did we learn?

Transportation

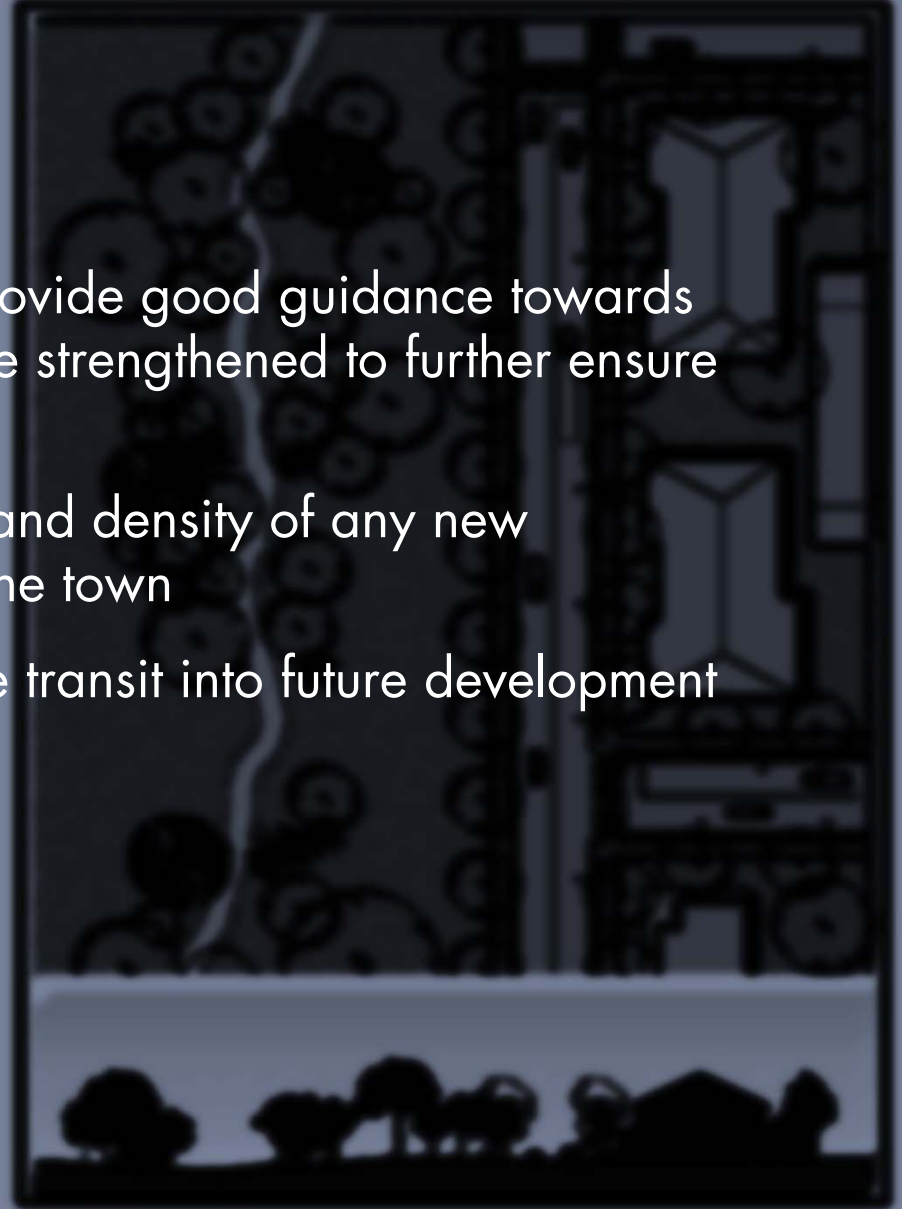
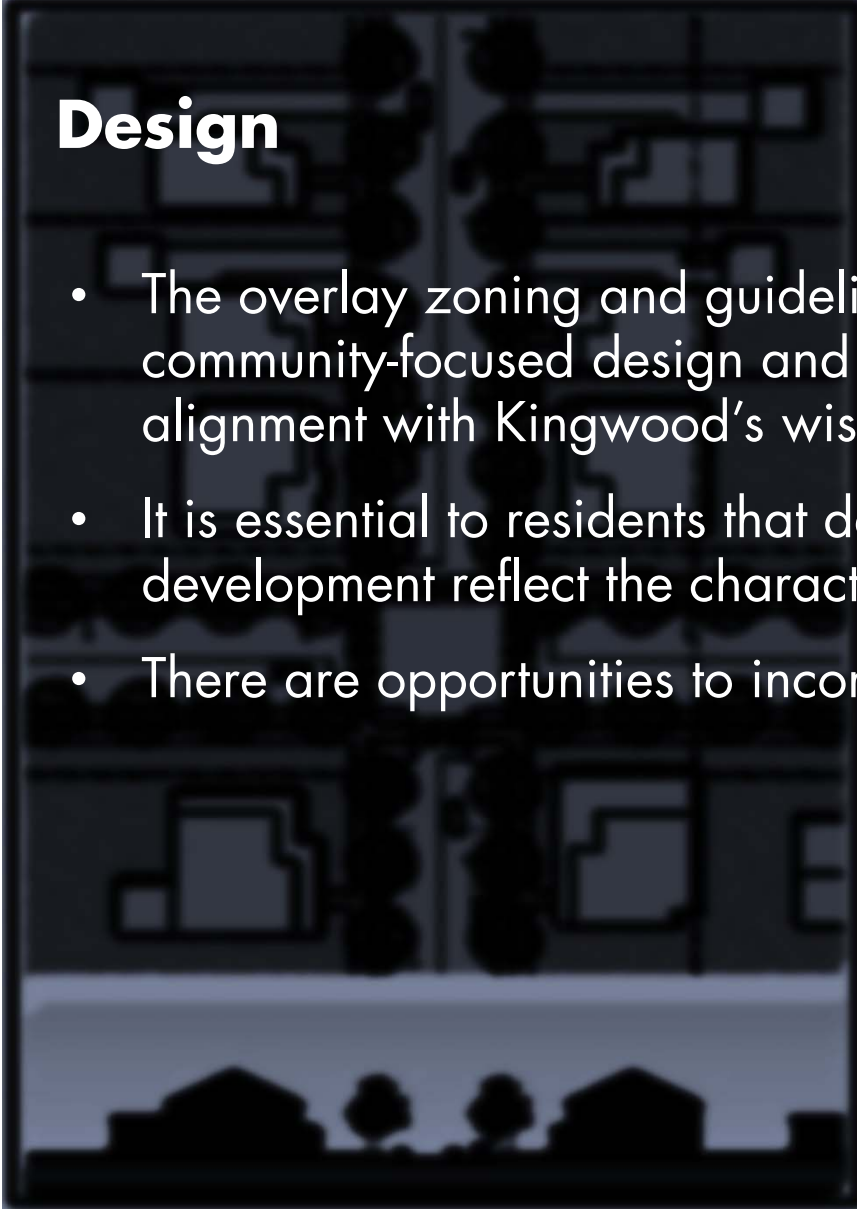
- Kingwood has limited transit options (*request-only Trans Bridge stop in Baptistown and on-demand Link service*) reflecting limited demand
- Route 12 is not currently bike/pedestrian friendly
- Portions of Route 12 were designated as scenic



What did we learn?

Design

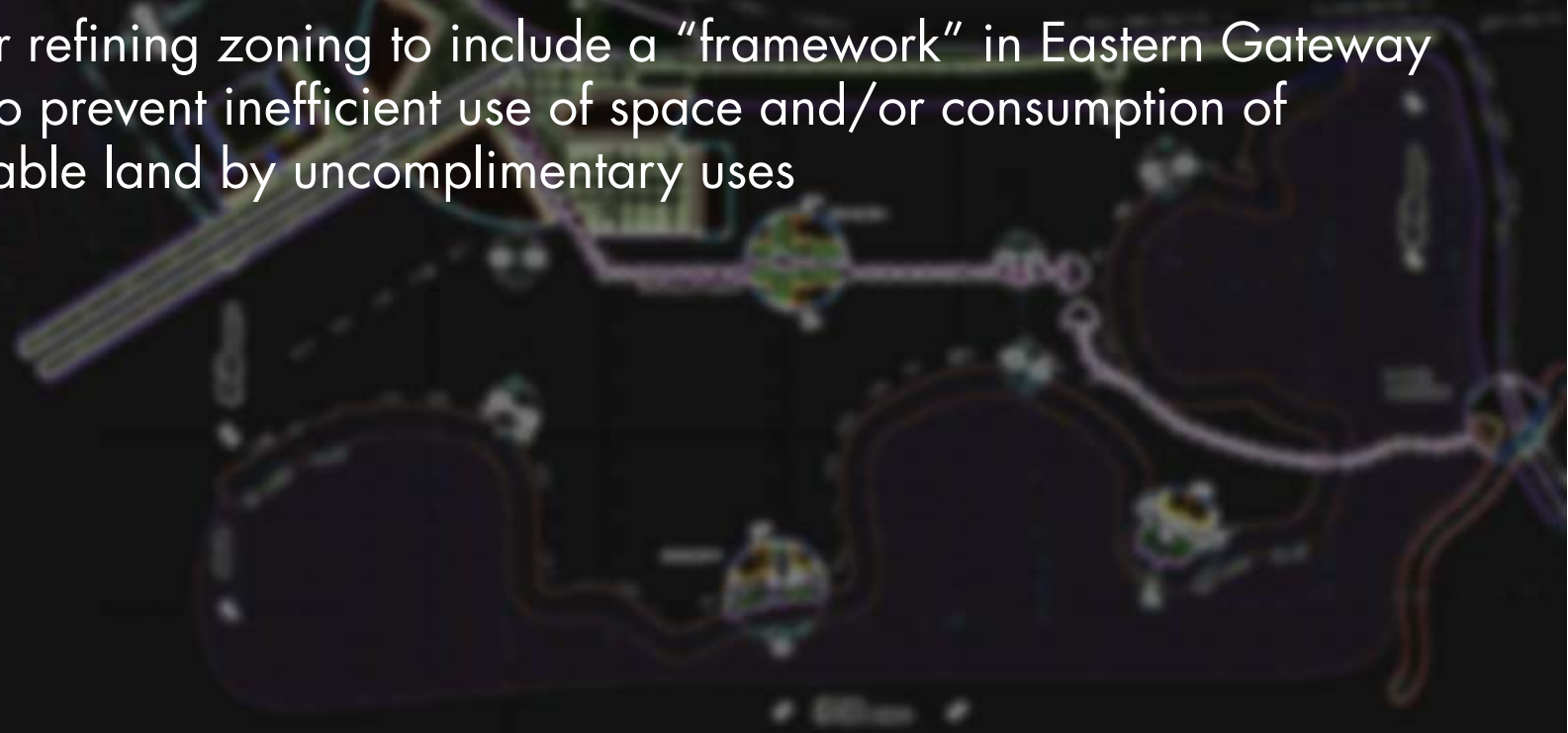
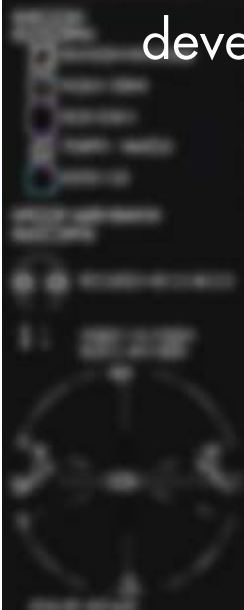
- The overlay zoning and guidelines provide good guidance towards community-focused design and can be strengthened to further ensure alignment with Kingwood's wishes
- It is essential to residents that design and density of any new development reflect the character of the town
- There are opportunities to incorporate transit into future development



Recommendations

Refine the Scenic Corridor Overlay and Eastern Gateway Village

- Ensure that there are no discrepancies/questions in new zoning
- Make new zoning easily publicly available
- Consider refining zoning to include a “framework” in Eastern Gateway Village to prevent inefficient use of space and/or consumption of developable land by uncomplimentary uses



Recommendations

Formalize the TDR Program

- Finalize boundaries of sending/receiving areas
 - Identify priority areas for preservation
- Finalize credit allocation in sending area
 - Minimum threshold for inclusion?
 - Include minor subdivisions?
 - How to handle lots with insufficient frontage
- Finalize the total desired density and number of units for the receiving area

Recommendations

Formalize the TDR Program (cont'd)

- Determine Preferred Sending/Receiving Zone Scenarios:
 - Higher Density Scenario w/centralized wastewater treatment facility
 1. Eastern Gateway Village (receiving); Scenic Corridor (sending)
 2. Eastern Gateway Village (receiving); Scenic Corridor + AR2 (sending)
 3. Eastern Gateway Village + Baptistown (receiving); Scenic Corridor + AR2 (sending)
 4. Baptistown (receiving;) Scenic Corridor and possibly AR2 (sending) *because cost of extending sewer to Eastern Gateway Village could be too costly*
 - Lower Density Scenario w/out centralized wastewater treatment facility (base zoning 7-acre, with 2-3 acre possible with TDR)
 1. Eastern Gateway Village (receiving); Scenic Corridor (sending)
 2. Eastern Gateway Village (receiving); Scenic Corridor + some AR2 (sending)
 3. Eastern Gateway Village + Baptistown (receiving); Scenic Corridor + AR2 (sending)
 4. Baptistown (receiving;) Scenic Corridor and possibly AR2 (sending) *soils in AR2 are not conducive to this subdivision type*

Recommendations

Formalize the TDR Program (cont'd)

- Develop a Wastewater Plan
 - Explanation about lack of capacity to expand existing plants
 - Determine size and location for treatment plant
 - Determine location for treated wastewater
 - Determine cost of wastewater treatment
 - Examine alternatives for funding centralized wastewater treatment facility, including bonding, private-public partnerships, etc.
 - Based on cost, adjustment of receiving area may be necessary
 - Engage Baptistown residents on benefits of expanding receiving zone

Recommendations

Formalize the TDR Program (cont'd)

- Plan for funding and building main roadways and open spaces in the new center
 - Consider Developer, Improvement Fund, Bonding, etc
- Finalize TDR Plan Element, Utility Service Plan & Capital Improvement Program
- Finalize REMA
- Proceed with Plan Endorsement

Recommendations

Improve and Plan for Transportation

- Adopt a Complete Streets policy and incorporate into zoning
 - Make bike/ped improvements
- Develop transit ready communities
- Incorporate Travel Demand strategies into zoning and site plan requirements



Recommendations

Engage the Community

- Re-convene property owners to discuss final boundaries and credit program
- Work with community to choose preferred design and density for receiving area



Recommendations

Look Beyond the Corridor

- Ensure undeveloped areas off the corridor are less susceptible to undesired residential development
 - Consider refining AR2 Zoning to discourage minor subdivisions, tighten location of preserved land in cluster subdivisions
 - Enable non-contiguous cluster in AR2 zone
- Consider expansion of sending area to priority preservation sites
- Promote Kingwood TDR as a model for other similar towns

TOGETHER
**NORTH
JERSEY.**

www.togethernorthjersey.com/Kingwood
www.togethernorthjersey.com/KingwoodSurvey

Connecting People, Places, and Potential ●

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